

BEAVERCREEK PLANNING COMMISSION  
REGULAR MEETING, February 3, 2021

PRESENT: Mr. Ayers, Mr. Hight, Mr. Loftis, Mr. Meyer

ABSENT: Mr. Self

Vice Chairman Loftis called the meeting to order followed by roll call.

Mr. Ayers MOVED to excuse Mr. Self from the meeting. Motion was seconded by Mr. Hight. Motion PASSED by majority voice vote.

Mr. Hight MOVED approval of the agenda. Motion was seconded by Mr. Meyer and PASSED by majority voice vote.

Mr. Meyer MOVED approval of the January 6, 2021 minutes. Motion was seconded by Mr. Ayers and PASSED by majority voice vote. (Hight abstained)

**PUBLIC HEARINGS**

**PUD 06-3 SSP #5, The Ashford of Beavercreek**

Clerk Gillaugh read the public notice on an application filed by Wallick Communities, 160 West Main Street, Suite 200, New Albany, OH 43054. The applicant requests specific site plan approval to allow for the construction of a 114-unit, 94,000 square foot assisted living/memory care facility on 5.25 acres. The property is located at 2500 Grange Hall Road further described as Book 1, Page 11, Parcel 67 on the Greene County Property Tax Atlas.

Michael DiCarlantonio, Vice President of Wallick Communities, gave an overview of Wallick Communities and stated they have been providing services for 35 years. He said they would be long-term owners and operators of the property. Mr. DiCarlantonio listed some statistics, and said the Ashford of Beavercreek is a 114-unit assisted living and memory care facility consisting of 88 assisted living units and 26 memory care units. He believed this was a logical next phase in the PUD since there is an existing skilled nursing facility across the street and an independent living facility under construction currently adjacent to the property under discussion tonight. He discussed the building layout, the height of the building, the buffer requirements, the building setbacks from the property lines, the landscaping along the southern property line, the light pole height and type of lights they are using, and the building materials.

Ms. Pereira summarized the staff report dated January 12, 2021, which stated the applicant is requesting to build an 88-unit assisted living and 26-bed memory care facility. She discussed what currently exists on the property, the building elevations, the building materials, the access and transportation of the site, the required parking requirements, the landscaping requirements, the lighting requirements, the proposed signage, and several conditions in the resolution. Staff recommended approval of the case with 17 conditions.

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In public input, Gloria Beavers, 3810 Ellsworth Drive, said they have an existing chain link fence in their rear yard so they can see everything behind them. She said when they were installing the new sanitary lines they did wipe out the vegetation almost to her fence line, so she can see Park Overlook Drive from her property. Ms. Beavers said there is currently a mound and was questioning if they were going to put the pine trees on top of the mound. She was concerned what the height of the pine trees were going to be and questioned if they would be as tall as the ones that were planned at the other facility currently being built. Ms. Beavers said the Homestead building is a beautiful building. She was concerned about the landscaping along the southern property line, and asked if the parking was going to be located to the front of the building. Ms. Pereira showed where the parking was going to be located along the side of the building, and Mrs. Beavers was concerned for her neighbors that would have to look at it.

In written input, John Artz, 3820 Ellsworth Drive, provided a letter addressing his concerns.

Mr. Meyer referred to the letter that was submitted, and asked if the fence along the property line would be removed. Ms. Pereira said she will look into it and as long as it is on the property under discussion it would be removed.

Mr. Hight asked if there was a mound along the southern property line. Ms. Pereira said it does not have a mound. Mr. Hight asked if the trees were taller for the Homestead project. Ms. Pereira said the standard tree height requirement is they are 6 to 8 feet, and larger trees are not viable.

Mr. Ayers referred to the proposed evergreens along the southern border and asked what 15 feet OC meant. Ms. Pereira explained it is 15 feet off center between trees. Mr. Ayers questioned if the landscaping was going to be planted on grade. Ms. Pereira said the vast majority is at grade, and there is a little bit of a rise at the corners. Mr. Ayers referred to the lighting plan, and asked if the timing of the lights would be addressed before it is approved because they don't want bright lights shining into the existing neighbor's properties. Ms. Pereira stated since this is a residential property the lighting will not be reduced to 25%, but the height of the poles and making sure there is 0.0 footcandles at the property lines should alleviate any issues or concerns about light spillover.

Mr. Loftis asked if a berm could be added. She deferred the question to Mr. Lisle with the Reinke Group. Mr. Loftis questioned why they were permitted vinyl siding. Ms. Pereira said they do allow it, and after taking a further look, staff did not see it as an issue. Steve Lisle, Reinke Group, stated the site is tight and if a mound was put in it would trap water between the property owners to the south and the mound. Mr. Lisle said where the parking spaces are located on the southeast corner, the site will be graded and it will be lower than the existing ground and should help out. Mr. Loftis asked if there is willingness to add additional trees. Mr. Lisle said there is going to be a good screening buffer. Mr. DiCarlantonio stated as long as the trees are not as risk they are willing to add more trees if they can. He said they would work with staff and the neighbors.

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Mr. Hight MOVED to approve PUD 06-3 SSP #5 with 17 conditions:

1. The approved site plan for this development shall be the plan stamped "Received JAN 27, 2021", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received JAN 07, 2021" except where modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit.
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. Prior to any grading on site, the applicant shall install a temporary grading limit fence, around areas labeled as "wooded areas to be preserved" on the landscape plan. If any landscaping or grading is disturbed outside of the grading limit, the applicant shall submit and receive approval of an amended landscape plan showing mitigation for the disturbed areas, prior to the release, or reduction of any landscaping bonds.
6. Any portion of the site disturbed by grading, and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover free of noxious weeds and construction debris and shall be properly maintained.
7. A PUD Agreement must be signed by the owner and a bond or letter of credit for the required site landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
8. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
9. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection, as necessary.
10. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.

11. Prior to the issuance of a zoning permit, final cut sheet details and photometric plans for lighting of the site shall be reviewed and approved by the Planning Department. All light fixtures shall be full cut off fixtures and all poles shall be no taller than sixteen feet.
12. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit for the building.
13. All roof top or ground mounted mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets) or landscaping.
14. There shall be one ground sign for this site with a maximum size of 32 square feet per side, 64 square feet total, no taller than five feet and shall be constructed with a masonry base to match the materials used to construct the building. The final design and location of the ground sign shall be approved by the Planning and Development department prior to the release of a sign permit.
15. With the exception of a temporary sign while the project is under construction, no temporary signs shall be permitted within this development.
16. Impact Fees and Park Fees shall be required by the City Manager and paid prior to the release of the zoning permit.
17. A demolition permit shall be required from the Planning and Development Department and Greene County Building Regulation prior to the removal of the residential structure and its accessory building.

Motion was seconded by Mr. Ayers. Motion PASSED by a roll call vote of 4-0.

**PUD 20-2 SSP #1, Unison Dayton**

Clerk Gillaugh read the public notice on an application filed by Unison Industries, 2455 Dayton-Xenia Road, Beavercreek, OH 45434. The applicant requests specific site plan approval to allow for the construction of a 280,000 square foot manufacturing facility on 53.483 acres. The property is located on the west side of I-675 north of Research Boulevard further described as Book 2, Page 5, Parcel 2 on the Greene County Property Tax Atlas.

Brian Palmer, Pure Development, gave an overview of the proposed application. He said they are proposing to start construction around April 2021. Mr. Palmer discussed the project team. Randy Schumacher, Design Architect with CSO Architecture, stated he has worked with Pure Development for many years and has designed numerous

manufacturing facilities. He discussed the tour they did of the site today, the proposed site plan, the proposed floor plan, the building materials, and the building renderings.

Mr. Burkett summarized the staff report dated January 29, 2021, which stated the applicant is requesting approval for a 280,000 square foot office and manufacturing facility on 53.75 acre. He discussed the location of the property, what currently exists on the site, the rezoning case approval, the access points, the impervious surface requirement, the parking requirements, and several conditions in the resolution. Staff recommended approval of the case with 23 conditions.

There being no public input, the public hearing was closed.

Mr. Ayers said the majority of the employees would be working two shifts, and asked if they anticipated any traffic concerns of employees entering and exiting the site. Mr. Burkett said no because Research Boulevard was built for this kind of traffic entering and exiting the business. Mr. Ayers referred to the shaded area on the site plan for the future addition, and asked if a third entrance could be added. Mr. Burkett said the future expansion is long-term planning and a third access point is shown if they need it.

Mr. Loftis referred to the Argon tanks and questioned if they had to be painted a certain color. Mr. Burkett said he wasn't sure. Mr. Loftis thought maybe they could be screened. Mr. Burkett said the ideal case would be they are painted white because they aren't going to be able to be screened. Mr. Loftis asked who was going to be doing the general grading of the site. Mr. Palmer said a contractor has not been selected yet. Mr. Loftis discussed an issue he saw when a large truck leaves the site.

Mr. Ayers MOVED to approve PUD 20-2 SSP #1 with 23 conditions:

1. The approved plans shall be those plans dated "Received January 27, 2021" except as modified herein.
2. The approved building elevations shall be those plans stamped "Received January 27, 2021" except where modified herein.
3. This approval is contingent on the approval of the rezoning of I-PUD 20-2 and shall not be considered approved until the aforementioned PUD case becomes officially effective.
4. The final colors of the finished concrete on the building shall be approved by Planning Department prior to the issuance of a zoning permit for the building.
5. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls.

6. A PUD Agreement must be signed by the owner and a bond or letter of credit for landscaping must be submitted prior to issuance of a zoning permit for any portion of the project for the purpose, but not for the sole purpose, of insuring the installation of landscaping. Said bond or letter of credit must meet the requirements of the City's landscaping and screening regulations.
7. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted within three months, weather permitting.
8. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including the storm drainage facilities. The City reserves the right to require more frequent collection as necessary.
9. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code. A detailed cut sheet and photometric plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building.
10. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and met prior to the release of a zoning permit.
11. The final design of the roadway access points, and redesign of the median shall be reviewed and approved by the City Engineer prior to the release of a zoning permit.
12. No temporary signs of any kind will be permitted unless otherwise approved by the Planning Department and/or Planning Commission.
13. No portion of any building may be occupied for the first time or reoccupied later until and unless an application for a Certificate of Use Compliance has been submitted by the property owner or by the prospective occupant and approved by the City of Beaver creek.
14. The façade shall not be painted or altered without the express permission of the Planning Department and/or Planning Commission.
15. Any plans for expansion of the building, or any significant expansion of the approved parking lot, shall be reviewed by the Planning Commission as a minor modification to the specific site plan, as outlined 158.070 of the Zoning Code.
16. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and release of a zoning permit for the building. Additional landscaping shall be added to the parking lot landscape islands, and around the base of the southern elevation of the principle building.

Evergreen trees shall be shown between the parking lot and the electrical transformers located near the southeast corner of the building.

17. Final drainage calculations shall be approved by the City Engineer prior to the release of the record plat for recording.
18. The Applicant shall submit a final subdivision record plan, which is to be reviewed and approved by the City Planning Commission, and recorded with the Greene County Auditor's office prior to the release of a zoning permit for the project.
19. Fountains and/or other aeration and water circulation devices are required for the retention ponds and shall be maintained by the owner in perpetuity.
20. Wall signage is permitted on the south elevation of the building. The totality of wall signage shall not exceed 280 square feet in sign area and the final design and structural plans for the sign(s) shall be reviewed and approved prior to the issuance of any sign permits for the building. Incidental signage, such as exit/entry signs, riser room signs...etc., shall be permitted as necessary, and is not subject to location or square footage limitations.
21. The final location and design of the ground sign shall be reviewed and approved by the Planning Department prior to the issuance of a permit for the ground sign. The sign shall be no taller than 6 feet in height, no more than 50 square feet per sign face and shall have a masonry base constructed of materials that are architecturally compatible with the principle structure.
22. All garage, man and service doors shall be painted to match the adjacent façade of the building.
23. The final design of the three tanks and the pump house to the east of the principle building shall be reviewed and approved by the Planning Department prior to the release of a zoning permit. The pump house shall be architecturally compatible with the principle building, and the three tanks shall be painted in a color that helps them to blend into the site, unless otherwise prohibited by law.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0.

#### **ADJOURNMENT**

Mr. Meyer MOVED adjournment at 7:00 p.m., seconded by Mr. Ayers. Motion PASSED by majority voice vote.

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Melissa Gillaugh  
Deputy Clerk