

BEAVERCREEK CITY COUNCIL
REGULAR MEETING February 10, 2020 6:00 p.m.

INTRODUCTIONS

- ◆ New Officer – Officer Joseph Thacker

CALL TO ORDER

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Bales, Council Member Curran, Council Member Garcia, Council Member Rushing, Vice Mayor Adams, Mayor Stone

ABSENT: None

ALSO IN ATTENDANCE: Randy Burkett, City Planner; Dennis Evers, Chief of Police; Jeff Fiorita, Captain Beaver Creek Police Department; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Sandra Pereira, City Planner; Mike Thonnerieux, Public Administrative Services Director

PLEDGE

Vice Mayor Adams led the pledge and a moment of silence.

APPROVAL OF AGENDA

Council Member Curran MOVED to approve the agenda, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

APPROVAL OF MINUTES

Council Member Rushing MOVED to approve the January 13, 2020 Regular Meeting Minutes, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

Council Member Curran MOVED to approve the January 21, 2020 Work Session Minutes, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote. (Abstain – Council Member Garcia)

Council Member Garcia MOVED to approve the January 27, 2020 Regular Meeting Minutes, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Council Member Bales MOVED to approve the February 3, 2020 Special Meeting Minutes, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote. (Abstain – Mayor Stone)

PUBLIC HEARING – PUD 19-1 Amendment 12/10 IH Credit Union

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Clerk Miscisin read an application filed by Chuck Springmeyer, 3233 Newmark Drive, Miamisburg, OH 45342. The application requests approval of an amendment to add an additional 0.485 acres of land to PUD 19-1. The property is located east of 1464 and 1474 N. Fairfield Road further described as Book 5, Page 5, Parcel 272 on the Greene County Property Tax Atlas.

Applicant Presentation

No presentation

Staff Presentation

Mr. Burkett summarized the staff report dated February 5, 2020 stating the applicant was requesting a PUD amendment to PUD 19-1 to add 0.485 acres to the existing 1.595 acre PUD. He reviewed the location, Land Use Plan, conditions, and specific uses, which he highlighted uses that would be excluded from the permitted uses in the entire PUD.

Public Input

Bruce Guindon, St Luke's Parish, Beaver creek, Ohio

Mr. Guindon thanked staff and Council for adding the pre-conditions to the property. He thought it best suited the community along with the school.

The public hearing was closed.

Council Input

Council Member Garcia asked if the new exclusions that were added would be continued in perpetuity and if ownership would change those exclusions would continue to be applied. Mr. Burkett said that was correct.

Ordinance 20-04 (First Reading)

Council Member Curran MOVED Ordinance 20-04 to the second reading, seconded by Council Member Garcia. Motion PASSED by majority voice vote.

PUBLIC HEARING - PC 20-2 ASRA Darst Road Medical Building

Clerk Miscisin read an application filed by John Roll, 3176 Kettering Blvd., Dayton, OH 45439. The application requests an Administrative Site Plan Review and Approval (ASRA) for 1.58 acres of land to construct a 1-story medical office building. The property is located on the west side of Darst Road approximately 180 feet south of the intersection of Darst Road and Indian Ripple road further described as Book 3, Page 10, Parcel 169 on the Greene County Property Tax Atlas.

Applicant Presentation

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John Roll, Roll & Associates, Inc., Architects & Planners, Kettering, Ohio
Mr. Roll stated this was a straight forward medical office building and looked forward to building in the community.

Staff Presentation

Mr. Burkett summarized the staff report dated February 6, 2020 stating the applicant was requesting approval for the construction of a 6,900 square foot medical office building on 1.6 acres. He reviewed the location, Land Use Plan, surrounding zoning, site plan, access, parking, sidewalks, architectural elevations, landscaping, stormwater, lighting and signage.

Public Input

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

Council Input

Council Member Curran questioned if the existing trees in the buffer were being removed. Mr. Burkett replied no.

Vice Mayor Adams verified the one access and the width. Mr. Burkett replied it would be 26 feet wide which was standard.

Motion

Council Member Rushing MOVED, for the purpose of taking administrative action, approval of a ASRA Detailed Site Plan for the Darst Road Medical Office Building, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a ASRA Detailed Site Plan as per §158.083 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. Council Member Rushing further moved that this motion with all conditions be fully recorded in the minutes of this Council meeting.

1. The approved plans for this development shall be the plans stamped "Received December 5, 2019", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received December 5, 2019" 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 Development Agreement and the release of a zoning permit.

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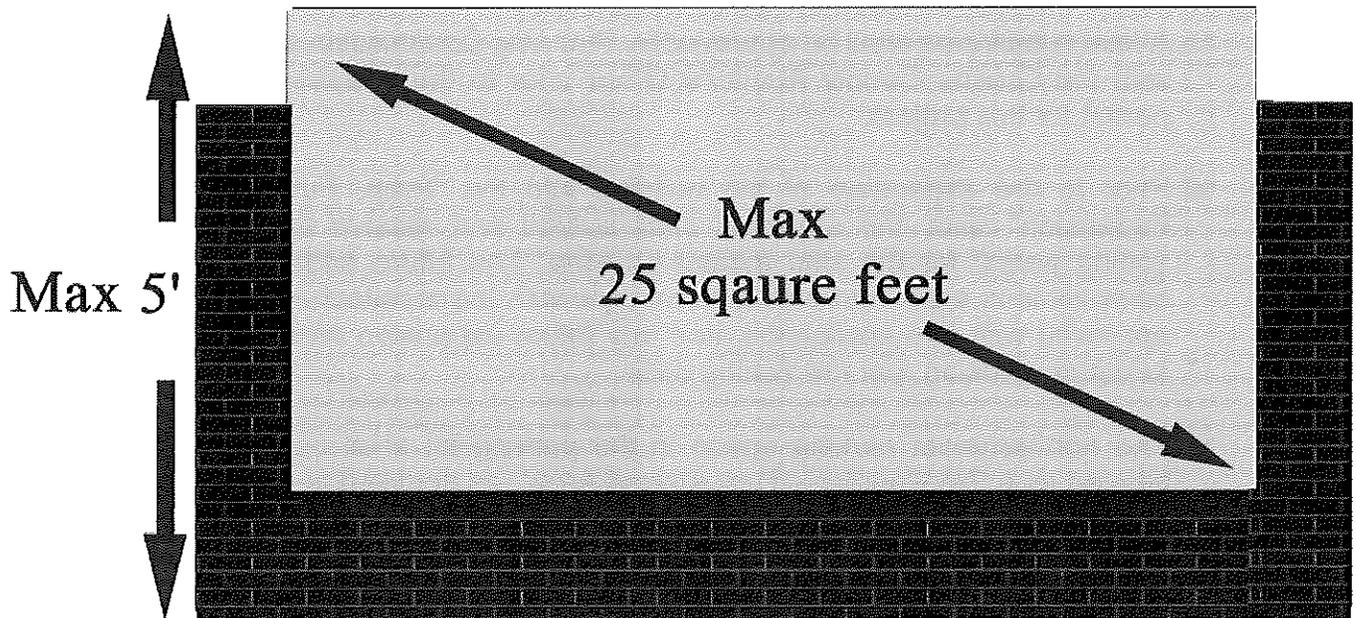
4. Perpetual maintenance of landscaping shall be provided and any dead or diseased materials shall be removed and replaced with similar types, species and sizes as originally planted, within three months, weather permitting.
5. A Development Agreement must be signed by the owner and a bond or letter 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.
6. 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.
7. 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.
8. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
9. All service doors shall be painted to match the building per the approval of the Planning Department.
10. Any ground sign shall be a maximum of 5 feet in height, including a 1-foot masonry base and wrap (similar to that as represented in Exhibit A), and shall have a maximum of 25 square feet of sign area per sign face. The ground sign shall be constructed with a masonry base and wrap, to match the materials used to construct the building.
11. The applicant shall be permitted to have one wall-mounted sign, subject to the size limitations set forth in the Zoning Code for B2 properties. All sign letters/symbols shall be individually mounted. The use of raceway signs shall be prohibited.
12. 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. Maximum mounting height for any parking fixture

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- shall be 20 feet, and no pole shall be located in the paved area of the parking field. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
13. 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.
 14. All mechanical units shall be completely screened from view from all directions with appropriate landscaping.
 15. A final subdivision shall be approved by Planning Commission and recorded with the Greene County Auditor's Office prior to the release of a zoning permit for this project.
 16. Prior to the expansion of the building into the "Prop. Future Building Expansion" area, the applicant shall submit and receive approval of a zoning permit for the said expansion area. The future addition shall be compatible in scale and architectural style with the architectural elevations approved with this application, and any future expansion area will require adequate parking, per the zoning code.
 17. The northernmost parking space in the parking lot shall be striped and labeled as a "No Parking – Turn Around Area", as depicted in Exhibit B.

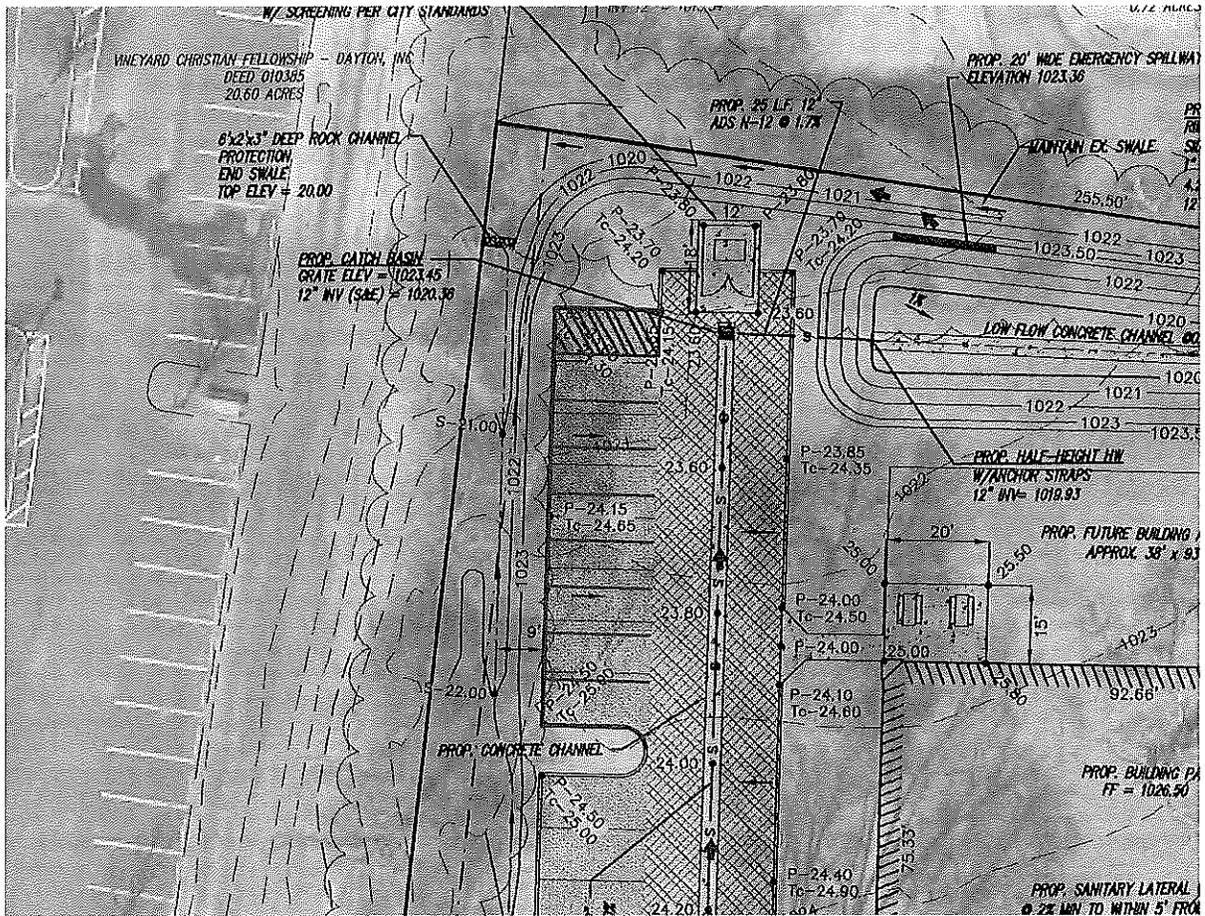
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Exhibit A



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Exhibit B



Council Member Bales seconded the motion. Motion PASSED by majority voice vote.

ORDINANCES, RESOLUTIONS AND PUDS

Ordinance 20-02 Cedarbrook Flower Farm Assessment Project – Ordinance to Proceed (Second Reading)

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Clerk Miscisin read an Ordinance to proceed with the design, construction, installation, and inspection of roadway improvements in the City of Beavercreek, Ohio, and related to the project known as Cedarbrook Flower Farms.

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

Council Member Curran MOVED to approve Ordinance 20-02, seconded by Council Member Garcia Motion PASSED by majority voice vote.

Ordinance 20-03 Motor Vehicle License Tax (Second Reading)

Clerk Miscisin read an Ordinance to levy a municipal motor vehicle license fee pursuant to Section 4504.173 of the Ohio Revised Code as authorized by House Bill 62 and amending the codified Ordinances of the City of Beavercreek, Ohio by adding new section 35.54 "License Tax for Operation of Motor Vehicles" to Chapter 35 "Finance and Taxation."

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

Council Member Curran MOVED to approve Ordinance 20-03, seconded by Council Member Rushing Motion PASSED by majority voice vote.

EXECUTIVE SESSION

Council Member Garcia MOVED to enter into Executive Session at 6:25 p.m. pursuant to Section 121.22 of the Ohio Revised Code, for the purpose of the appointment of a public official, seconded by Council Member Bales. Motion PASSED by roll call vote of 6-0.

Council Member Garcia MOVED to adjourn executive session at 6:38 p.m., seconded by Vice Mayor Adams Motion PASSED by roll call vote of 6-0.

Council Member Curran MOVED to reconvene the meeting, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

DECISION ITEMS

Appointment to Council

Council Member Rushing MOVED to open nominations for the Beavercreek City Council, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

Council Member Rushing nominated Tiffany Schwartz.

Council Member Bales MOVED to close nominations for the Beavercreek City Council, seconded by Vice Mayor Adams. Motion PASSED by majority voice vote.

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Council Member Curran MOVED to add Tiffany Schwartz to Resolution 20-05, seconded by Council Member Bales. Motion PASSED by majority voice vote

Resolution 20-05 Appointment to Fill Council Seat Vacancy

Clerk Miscisin read a Resolution to fill vacancy on the Beavercreek City Council and to declare that the new appointee shall serve until the balance of the unexpired term to which the resigning council member was previously elected.

Council Member Bales MOVED to approve Resolution 20-05, seconded by Council Member Garcia Motion PASSED by majority voice vote.

Dayton Development Coalition Community Leader Fly-In

Council Member Curran MOVED to approve Mayor Stone and Pete Landrum to participate in the 2020 Dayton Development Coalition Community Leader Fly-In, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Accepting Fourth Quarter 2019 Financial Summary

Mr. Kucera summarized the report highlighting key points of the report.

Council Member Bales MOVED to approve to accept the Fourth Quarter 2019 Financial Summary seconded by Council Member Rushing. Motion PASSED by majority voice vote.

COUNCIL TIME

Garcia attend her first MVRPC meeting. MVRPC has a ride share program for anybody who lives, works and attends school from the counties of Miami, Greene, Montgomery, Preble, Dark or Clinton.

Council Member Rushing said the deadline to apply for boards and commissions is February 14th at 4:00 p.m. The last day to register to vote is Tuesday, February 18th.

Council Member Bales welcomed Officer Thatcher.

Council Member Curran welcomed the Officer Thatcher. He attended the Children and Family First meeting.

Vice Mayor Adams attended the middle school Lego league state championship with Council Member Garcia. He said on February 28th the high school teams would be competing. He also attended the Greenebucs meeting and on February 29th they would be giving away AmTrikes® to people with special needs or veterans.

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MAYOR'S REPORT

Mayor Stone attended the Change of Command for the 665th Reserve Unit. Saturday. International students would be visiting city hall on Tuesday at 2:00 p.m.

CITY MANAGER'S REPORT

Mr. Landrum said the seasonal job fair would be held Saturday, February 22nd at the Lofino Plaza from 9-11:30 a.m. The Parks and Recreation Department was honored at the state conference as part of the Promoting Play Initiative for the new playgrounds installed at Saville Park, E.J. Nutter Park and Stafford Park. City offices would be closed on Monday, February 17th in observance of Presidents' Day.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

Council Member Curran MOVED to adjourn the meeting at 7:03 p.m., seconded by Council Member Garcia. Motion PASSED by majority voice vote.



Bob Stone, Mayor

ATTEST:



Dianne Miscisin
Clerk of Council
Cmin02102020