

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, March 4, 2020

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

ABSENT: Mr. Self

Vice Chairman Loftis called the meeting to order followed by roll call. He welcomed new member Johnathon Meyer and thanked Tiffany Schwartz for her time on the Commission and congratulated her on her appointment to City Council. He also stated this was the first meeting without Jeff McGrath, and stated he would be missed.

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

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

Mr. Hight MOVED approval of the January 15, 2020 minutes. Motion was seconded by Mr. Meyer and PASSED by majority voice vote.

PUBLIC HEARINGS
PC 20-4, Zoning Code Updates

Clerk Gillaugh read the notice of public hearing for the purpose of reviewing an update to the Zoning Code.

Ms. Pereira stated over the course of the year staff had compiled a list of any changes that needed to be made to the Zoning Code, and approximately every year those changes are brought before the Commission and Council to keep the code updated. She explained one addition proposed is to add requirements for Solar Farms, and discussed the proposed parking requirement changes for the use Medical, Dental, or Veterinary Office or Clinic. Ms. Pereira referenced Section 158.173 (B)(7) which would allow the Engineering Department review rights to the permits before they are released, and explained why this addition was needed. She discussed several uses that were being proposed to be added or changed in the Appendix B, Schedule of Permitted Uses. Staff recommended approval of the case.

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

Mr. Loftis referred to Solar Farm, and assumed it was because it was the primary purpose. Ms. Pereira stated that was correct. Mr. Loftis asked about the deletion of the placards for the zoning permits. Ms. Pereira said there was a requirement in the Code that requires a person to post their zoning permit in a visible location, and stated it has never been done or required in the past so staff felt it needed to be removed. She also explained the permitting process has been changed and is done electronically now.

Mr. Shrider MOVED to approve PC 20-4. Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0.

DECISION ITEMS

PUD 519 MOD 8/19, Minor, Beaver Valley Shopping Center Signage (Tabled at November PC Meeting.)

Mr. Hight MOVED to untable PUD 519 MOD 8/19. Motion was seconded by Mr. Meyer. Motion PASSED by unanimous voice vote.

Ms. Pereira explained the applicant was before the Commission several months ago, and at that time staff was concerned with the overall size and scale of the sign as well as the design of it. She stated since that time the applicant has been working with staff, and a revision was submitted that staff feels is more consistent with the design expectations in the City of Beavercreek. Ms. Pereira explained the changes that have been made to the sign, and recommended approval of the case with six conditions.

Mr. Hight asked if there was smaller sign located closer to Chase Bank. Ms. Pereira said no.

Mr. Meyer asked if the LED panel dims at night. Jim Molnar, Wilson Sign Company, stated it does have dimming capabilities build into it.

Mr. Shrider stated staff made a comment that the bottom portion of the sign is smaller. Mr. Pereira explained the square footage area is smaller.

Mr. Shrider MOVED to approve PUD 519 MOD 8/19 with six conditions:

1. This request shall be bound by all prior conditions of PUD 519, except as modified herein.
2. The approved plans for this project shall be the plans stamped "Received February 26, 2020" except as modified herein.
3. A permanent sign permit must be approved by the Planning and Zoning Department for each of the signs prior to the start of construction.
4. All concerns and comments of the Planning and Zoning Department and City Engineer, shall be addressed and satisfied prior to release of a zoning permit.
5. The sign shall be located within a curbed landscape island containing landscaping around the base consistent with the requirements of the zoning code.

6. Perpetual maintenance of the landscaping shall be provided and any dead or diseased material shall be removed and replaced with similar types, species and size as what was originally installed within three months weather permitting.

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

Community Reinvestment Area

Mr. Burkett discussed a memo dated February 27, 2020, which stated he was looking to have the Commission appoint one of its members onto the Community Reinvestment Area Housing Council. He explained mid last year City Council reaffirmed a resolution that was approved in 2018 that designated the entire City has a Community Reinvestment Area (CRA). Mr. Burkett said a Community Reinvestment Area is an area that is designated for incentives for reinvestment where redevelopment would not occur without some help from the City. He discussed a CRA would work by exempting a portion of the increased property taxes post-renovation. Mr. Burkett discussed the CRA Guidelines, who would make up the Community Reinvestment Area Housing Council, and what the duties would be of the council. He did explain Mr. Self did send an email to staff expressing his interest in serving even though he wasn't present tonight. Mr. Burkett did not feel at the beginning the volume of meetings would be high. He explained it would be for a three-year appointment, and then after that time the Commission would reappoint someone.

Mr. Shrider asked if the person being appointed had to stay on the Commission for those three years. Mr. Burkett said no.

Mr. Shrider MOVED to appoint Mr. Self to the Community Reinvestment Area Council. Motion was seconded by Mr. Hight. Motion PASSED by roll call of 4-0.

SUBDIVISIONS

S-20-2, IH Credit Union & Brookfield Station

Ms. Pereira summarized the staff report dated February 28, 2020, on a request by IH Credit Union, 5000 Urbana Road, Springfield, OH 45502-9539. The applicant is requesting approval of a final subdivision for 2.794 acres at the southeast corner of Lantz and North Fairfield Roads. Staff recommended approval with five conditions, suggesting a fifth condition be added regarding the cross access easement.

Mr. Shrider MOVED to add Condition #5 regarding the cross access easement. Motion was seconded by Mr. Hight. Motion PASSED by unanimous voice vote.

Mr. Hight MOVED to approve S-20-2 with five conditions:

1. The approved record plan shall be the plan stamped "Received January 24, 2020", except as modified below.

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2. All conditions for approval of PUD 19-1 shall remain in full force and effect.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Beavercreek Fire Dept., and Greene County Sanitary Engineering Department shall be satisfied prior to release of the record plan for recording.
4. Prior to release of the record plat for recording, the applicant shall provide a digital format file of the finalized subdivision in Autocad or .dxf format.
5. Additional documentation further describing the cross access easement shall be required prior to release of the record plan.

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

S-20-3, Rock Drive

Ms. Pereira summarized the staff report dated February 28, 2020, on a request by YOLO Development 1, LLC, 3500 Pentagon Blvd., Beavercreek, OH 45431. The applicant is requesting approval of a final subdivision for approximately 9.5 acres that will accommodate the future Dayton Children's Medical Office Building. Staff recommended approval of the case with five conditions.

Mr. Shrider referred to the area where Lot 1 meets the property line, and asked how that worked since they don't own it. Ms. Pereira explained they do not owe it so it will stay as is and in the future right-of-way will be acquired and the road will be acquired.

Mr. Meyer MOVED to approve S-20-3 with five conditions:

1. The approved record plan shall be the plan stamped "Received February 03, 2020", except as modified below.
2. All conditions for approval of PUD 19-1 shall remain in full force and effect.
3. Rock Drive shall be vacated prior to the release of the record plan.
4. All concerns and comments of the Planning and Zoning Department, City Engineer, Beavercreek Fire Dept., and Greene County Sanitary Engineering Department shall be satisfied prior to release of the record plan for recording.
5. Prior to release of the record plat for recording, the applicant shall provide a digital format file of the finalized subdivision in Autocad or .dxf format.

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

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Mr. Loftis announced there would be an Open House regarding the 2020 Land Use Plan Update on Thursday, March 12, 2020 between 5:00 p.m. to 7:00 p.m. at City Hall in the Council Chambers.

ADJOURNMENT

Mr. Hight MOVED adjournment at 6:35 p.m., seconded by Mr. Meyer. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk