

BEAVERCREEK PLANNING COMMISSION  
REGULAR MEETING, April 3, 2019

PRESENT: Ms. Akers, Mr. Hight, Mr. Loftis, Mr. Self, Mr. Shrider

ABSENT: None

Chairman Self called the meeting to order followed by roll call.

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

Ms. Akers MOVED approval of the March 6, 2019 minutes. Motion was seconded by Mr. Shrider and PASSED by majority voice vote.

**PUBLIC HEARINGS**

**PUD 06-3 SSP #4, Homestead Village (Applicant requesting to table case until May PC meeting.)**

Mr. Hight MOVED to table PUD 06-3 SSP #4 until the May Planning Commission meeting. Motion was seconded by Mr. Shrider, and PASSED by majority voice vote.

**PUD 19-1, IH Credit Union- Beaver creek Branch**

Clerk Gillaugh read the notice of public hearing on an application filed by Danis Inc., 3233 Newmark Drive, Miamisburg, OH 45342. The application requests approval to rezone 1.595 acres from B-2, Community Business District and A-1, Agricultural District to C-PUD Commercial Planned Unit Development. The property is located at 1464 and 1474 N. Fairfield Road further described as Book 5, Page 5, Parcel 123 and 124 on the Greene County Property Tax Atlas.

Kurt Zissler, Burkhardt Engineering, stated they are requesting to rezone the property to C-PUD. He explained where the property was located, and said they have submitted a basic site plan of what they are proposing to do.

Mr. Burkett summarized the staff report dated March 29, 2019, which stated the applicant is requesting to rezone approximately 1.6 acres from B-2 Community Business District and A-1 Agricultural to a Commercial Planned Unit Development (C-PUD) to construct a credit union. He discussed the location of the property, what currently exists on the property, the surrounding properties' zoning districts, the Land Use Plan designation, and the permitted B-2 uses. Staff recommended approval of the case with five conditions.

In public input, Judy Eckhart, 1521 St. Luke Drive, asked what credit union was interested in building. Mr. Self said it was IH Credit Union.

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

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Mr. Loftis asked if an environmental assessment had been completed on the site. Mr. Zissler said they are going through that process.

Mr. Self said they have a B-2 business on an A-1 zoned property, and presumed it was grandfathered since Beck's has been there for years. Mr. Burkett said yes. Mr. Self asked if part of this process will combine the two lots. Mr. Burkett stated that will be a requirement as part of the site plan stage.

Mr. Loftis MOVED to approve PUD 19-1 with five conditions:

1. The concept plan dated "Received March 7 2019" shall be adopted as the location map for this C-PUD.
2. The permitted uses within this PUD shall be those uses that are conditional and permitted in B-2 zoning districts, with the exception of the following:
  - Brewery
  - Drug and alcohol addiction rehabilitation clinics (no overnight facilities)
  - Heating, air conditioning and plumbing service and repair (excluding well drilling)
  - Heating, air conditioning and plumbing stores - retail
  - Residential cleaning services
  - Car rental service
  - Moving trucks and trailers
  - Veterinary clinic with kennels or animal hospitals
3. All new buildings shall incorporate four-sided architecture and shall have no apparent rear. All dumpster enclosures shall incorporate three-sided architecture and an opaque front that is constructed of materials that match the new buildings. The buildings and dumpster enclosure shall be designed as required by the Planning Department, Planning Commission and City Council at the Specific Site Plan.
4. The access points and types of access shall be subject to the approval of the City Engineer, Planning Commission, and City Council at the Specific Site Plan.
5. There shall be no removal of any trees within this PUD until specific site plan approval has been obtained by City Council.

Motion was seconded by Ms. Akers. Motion PASSED by a roll call vote of 5-0.

**PUD 97-1 MOD 3/19, Minor, Chick-Fil-A Canopy Program**

Mr. McGrath summarized the staff report dated March 27, 2019, on a request by Chris Turpen, Agent for Owner, 17743 E. McNair Drive, Suite 200, Tempe, AZ 85143. The applicant, acting as an agent for the property owner, is requesting approval to construct two canopies to cover the order point and the pick-up window at the Chick-Fil-A restaurant at 2360 North Fairfield Road. Staff recommended approval of the case with five conditions and proposed adding a sixth condition regarding the canopy colors need to be reviewed and approved by the Planning Department prior to the issuance of a zoning permit.

Mr. Loftis was concerned about worker safety, and asked if the sidewalk width would be reduced and what the width of the island was going to be. Tasha Bailey, representing Chick-Fil-A, said they did not have plans to bring the sidewalk width in and the island will be 2 feet 10 inches wide. Mr. Loftis asked if staff had any concerns with the width or the traffic circulation of the site. Mr. McGrath stated he did not as long as the pillars would not require the median to be increased or decreased.

Mr. Self explained this reminded him of a canopy bank drive-thru, and asked what the bottom height was. Mr. McGrath stated it was 10 feet. Mr. Self and Mr. McGrath discussed the color of the canopy. Mr. Self asked if the double wide canopy was not attached to the building, but the single canopy was cantilevered from the building. Mr. McGrath said that was correct. He explained another condition he would like to add was regarding consistency with design and color of the canopy and the menu board canopies. Rex Brooking with Chick-Fil-A explained the menu boards were replaced about a week and a half ago and they will match the canopies. Mr. Self and Ms. Bailey discussed how the canopy of the delivery window will be constructed.

Ms. Akers MOVED to approve PUD 97-1 MOD 3/19 with 7 conditions, adding Conditions #6 and #7:

1. All conditions and restrictions of PUD 97-1 and any modifications shall remain in full force and effect.
2. The plans stamped "Received March 26, 2019" shall be the approved plans for this modification.
3. A commercial/industrial zoning permit must be submitted and approved prior to the start of construction.
4. All supporting columns of the canopies shall be constructed of a brick to match the brick used on the building.
5. No signage of any kind shall be permitted to be displayed on the canopies, with the exception of height clearance, if necessary.

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6. The materials and colors of the canopies will be reviewed and approved by staff prior to the issuance of a zoning permit.
7. The menu board canopies will be congruent with the new canopies to be installed.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 5-0.

**ADJOURNMENT**

Ms. Akers MOVED adjournment at 6:29 p.m., seconded by Mr. Hight. Motion PASSED by majority voice vote.

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Melissa Gillaugh  
Deputy Clerk