

BEAVERCREEK PLANNING COMMISSION  
REGULAR MEETING, July 3, 2019

PRESENT: Mr. Hight, Mr. Loftis, Mrs. Schwartz, 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.

Mrs. Schwartz MOVED approval of the June 5, 2019 minutes. Motion was seconded by Mr. Shrider and PASSED by majority voice vote.

**PUBLIC HEARINGS**

**PUD 17-3 MOD 6/19, Minor, Cedarbrook Farms**

Clerk Gillaugh read the notice of public hearing on an application filed by M/I Homes, 9349 Waterstone Boulevard, Suite 100, Cincinnati, OH 45249. The application requests approval of a minor modification to the approved site plan. M/I Homes will replace Ryan Homes as the builder of the development and is seeking approval to construct their product with the allowance of more two-story homes. Nothing on the site plan will change. The property is located at 3240 Shakertown Road further described as Book 6, Page 3, Parcel 63 on the Greene County Property Tax Atlas.

Mr. McGrath explained this is actually a minor modification and explained why it was listed as a public hearing. He stated at City Council there was a condition added that said the developer would not be able to construct any more than 4, two-story homes. He explained the new applicant did not want to limit themselves to the four, two-story homes, so staff discussed the concern with a few Council Members and felt it was best to open this up to a public hearing so everyone within 500 feet would be notified that the condition would be changing. Mr. McGrath shared the elevations of the homes and recommended approval of the case with four conditions.

Justin Layham, M/I Homes, stated they are requesting to build more two-story homes. He explained the analysis they have done on similar communities and about 20% of the buyers are looking for ranch homes so they would like to appeal to more than just that segment of the population.

In public input, Robert Wiese, 3351 Leawood Drive, stated he understood why they were going to do two-story houses to meet their profit margins but he did not understand what the problem was and why the other companies could not complete the development. Mr. Wiese stated he was concerned with the flooding on Maplewood Drive, the lot sizes, and the traffic concerns in the area.

Matt Feeser, 755 Newton Drive, stated he was opposed to the change only because he did not think the density of this development is what it should be and felt it should be far less than what it is. Mr. Feeser explained this was originally sold to City Council as a development that was age targeting an older community for residents that wanted a small home, and now they are going to be catering to families with kids. He stated there was no greenspace on this plan, and they are putting 70 homes on 19 acres.

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

Mr. Hight asked if there was a relation between Ryan Homes and M/I Homes. Mr. Layham stated they are completely separate entities. Mr. Hight questioned if they were still targeting the older generation. Mr. Layham explained it was hard to speak to Ryan's position and why they were doing what they were doing with the development in terms of moving forward with a ranch community and targeting the older buyer. He said for them their target would be late 30's/ early 40's on up. He said every lot could be a ranch home, and said using their analysis there is no way to justify this community as an empty nester community only. Mr. Hight thought a 0.20-acre lot was a small lot for these size houses. Mr. Layham explained it is a typical development, and explained it is up to the buyer to decide what home they want constructed on the lot.

Mrs. Schwartz asked about the different house elevations that had been provided to the Commissioners. Mr. Layham explained the plans were the various floor plans and elevations they offer that the buyer could choose. Mrs. Schwartz asked if there were any concerns with the homes being larger and if that would affect the drainage. Mr. Moorman stated when they do the detailed design for the detention facility they will have to take into account the impervious surface areas and that will determine the sizing requirements of the pond.

Mr. Loftis asked why the two-story requirement was put in place. Mr. McGrath stated the discussion came up at Council with Ryan Homes that was targeting a 55 and older community and they offered that condition. He stated in terms of the school overcrowding there has not be a single-family home project come through since 2005 within the City of Beavercreek. Mr. McGrath said M/I Homes wanted to offer a multitude of products and not limit themselves, which would ultimately lead to a project being developed faster. Mr. Loftis asked what the target price point was for the homes. Mr. Layham said it is a little early but opening price would be \$300,000 and go up from there to average sale price of \$400,000.

Mr. Shrider verified that City Planning and City Council did not impose the two-story restriction, and it was solely at the discretion of Ryan Homes to offer that. Mr. McGrath explained Council did have a discussion in terms of the market, but it was something that was discussed by City Council but the condition was offered by the home builder at the time. Mr. Shrider confirmed the site plan was not changing from what was originally approved. Mr. McGrath stated that is correct.

Mr. Self asked how the impervious versus pervious surface compared. Mr. McGrath explained it is a minimum 55% open space requirement for R-PUDs, and the way it has been calculated it is sufficient. Mr. Self asked if the lots that were abutting the existing single-family residential houses met the 20,000 square foot lot requirement. Mr. McGrath said they do meet that lot size requirement, and in terms of density this area is classified as low-density on the Land Use Plan and this development falls within all the parameters of a low-density development. Mr. Self asked if the houses were built to order. Mr. Layham said they are built to order. Mr. Self asked the timeline of the project. Mr. Layham said it will be approximately a three year project.

Mr. Shrider MOVED to approve PUD 17-3 MOD 6/19 with four conditions:

1. All conditions of PUD 17-3 Specific Site Plan #2 Cedadbroke Farm shall remain in full force and effect except as modified herein.
2. The same elevation, materials or color scheme on a home shall not be permitted on either side of a house or across the street from a house.
3. Two-story homes will not be permitted on lots 64-70 where the lots abut existing single-story homes to the east and the north. Two-story homes will be permitted on all other lots.
4. A single-story or a non-two-story product shall be available on all lots.

Motion was seconded by Mr. Loftis and PASSED by roll call vote of 5-0.

#### **PC 19-4, Dean's Plumbing, Conditional Use**

Clerk Gillaugh read the notice of public hearing on an application filed by Pamela Dean, 649 N Monroe, Xenia, OH 45385. The applicant requests conditional use approval to allow for a plumbing business in a B-2 Community Business District. The properties are located on the east side of North Fairfield Road approximately 1,000 feet north of the intersection of North Fairfield Road and Shakertown Road. The properties are further described as Book 6, Page 3, Parcels 55 and 104 on the Greene County Property Tax Atlas.

Pamela Dean stated they are requesting permission to construct a plumbing office.

Ms. Pereira summarized the staff report dated July 27, 2019, which stated the applicant is requesting a conditional use approval for a proposed plumbing business. She discussed what currently existed on the property, the proposed site plan, the parking and access point, the building design and the building materials, the landscaping, and the signage requirements. Staff recommended approval of the case with 13 conditions.

In public input, Matt Feeser, 755 Newton Drive, stated he is all for the business and was concerned with the water runoff and how it will be mitigated from becoming worse.

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

Mrs. Schwartz asked if Mr. Moorman would address the water issues. Mr. Moorman explained the water has to be directed the same way in post development as it is in the pre development stage. He explained when they do the stormwater designs they have a very conservative stormwater ordinance and typically what they see is the runoff after development is less than pre-development as far as peak flows go. Mr. Moorman discussed the pond to the north and how it drains through the private property, which the City cannot control. Mrs. Schwartz questioned if it could be addressed. Mr. Moorman explained when he looked into it before it was a small diameter pipe that was installed on the private property that was not letting the water get out and was the core issue.

Mr. Loftis asked what the impervious surface change was. Ms. Pereira explained it is minimal and regardless they were going to be required to have a detention pond. Mr. Loftis questioned if the drainage would slope towards or away from North Fairfield Road. Ms. Pereira explained it will slope towards the east.

Mr. Self questioned if staff had any concerns with the ground sign in terms of a line-of-sight problem. Ms. Pereira explained where the apron was and where the sign was going to be located. She said they would make sure it is not a line-of-sight issue before staff issues the permit. Mr. Self referred to the HVAC unit on the north side of the building and asked if there was a wall screening it. Ms. Pereira said it was a solid hedgerow. Mr. Self wanted to make sure it wasn't visible from the street. Mr. Self asked if the fuel tanks were removed. Ms. Pereira said yes, and she believed the applicant had documentation showing they had been removed. Mr. Self asked if the poles needed to be 16 feet high, and if some of those lights could be building mounted. Mr. Pereira explained they could be made shorter, but then more would be needed. She stated it is staff's preference to mount the lights in the parking lot and not on the building because the lighting goes out more and not down. Mr. Self was just concerned with excessive light pollution. Ms. Pereira said they have a requirement to have 0.00 footcandles at the property lines. Mr. Self asked about the pond area and where it would drain. Mr. Moorman explained they are still laying it out, but looking at the contour lines on the plan he believed it would be in the northeastern portion of the site.

Mr. Loftis suggested adding a condition regarding the perpetual maintenance of landscaping.

Mr. Loftis MOVED to approve PC 19-4 CU with 13 conditions, modifying Condition #12:

1. The approved site plan shall be the plan stamped "Received June 06, 2019" except as modified herein.
2. The approved elevations shall be the plans stamped "Received June 24, 2019" except as modified herein.

3. Prior to the issuance of any zoning permit all comments and concerns of the Planning and Development Department, City Engineer, Fire Department, and Police Department shall be addressed and satisfied.
4. Debris and trash shall be routinely collected by the owner from the parking lot and grounds.
5. The mounting height for any new parking lot light fixtures shall be no taller than sixteen (16) feet. The lighting shall be reduced to 25-percent the illumination levels of the lighting when not in operation.
6. All signage shall adhere to the B-2 zoning requirements of the Beavercreek Zoning Code.
7. No external speakers shall be permitted on site.
8. Trash collection shall be limited to the hours of 7am-9pm.
9. No temporary signage shall be permitted unless otherwise approved by the Planning Department in accordance with the regulations of the Zoning Code.
10. A final subdivision shall be required to be approved by Planning Commission, combining both lots, prior to the release of a zoning permit.
11. The dumpster enclosure shall be constructed of masonry materials, similar to those used on the building and shall have a closeable, lockable gate.
12. The final landscape plan must adhere to the landscape code requirements and shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the construction of the building. 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 installed, within three months weather permitting.
13. No outside storage, sale, or display of merchandise or equipment is permitted within this development.

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

**PUD 18-4 SSP #2, Harbert Self Storage**

Clerk Gillaugh read the notice of public hearing on an application filed by John Kopilchack, 3500 Pentagon Blvd., Ste. 500, Beavercreek, OH 45431. The application requests approval of a specific site plan to allow for the development of nine self-storage buildings and a rental office on 3.37 acres of land. The property is located on the east side of Harbert Drive approximately 230 feet north of the intersection of Harbert

Drive and Indian Ripple Road. The properties are further described as Book 3, Page 19, Parcel 97, 98 and 105 on the Greene County Property Tax Atlas.

John Kopilchack, Synergy Building Systems, explained they rezoned the property and this was the use proposed on the back three-quarters of the property. Mr. Kopilchack said the front parcel will have a retail building constructed on it, and they have received approval for it already. He explained this would be a self-storage project they hoped to get started on shortly after this process.

Mr. Burkett summarized the staff report dated June 28, 2019, which stated the applicant is requesting approval of a specific site plan to allow for the construction of nine self-storage buildings with a rental office. He discussed the location of the property, the site plan, the building elevations, the landscaping plan, and the signage requirements. Staff recommended approval with 19 conditions.

In written input, Steve Nuttall, SRI Lease, 75 A Harbert Drive had some concerns with the roof pitch.

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

Mr. Shrider asked about the concerns regarding the written input with the pitched roof. Mr. Burkett explained it is part of the covenants and restrictions for pitched roofs but those are private covenants and restrictions between property owners that the City does not get involved in enforcing. Mr. Shrider questioned if that had anything to do with their decision tonight. Mr. Burkett explained it was something two neighbors agreed to on their own that the City cannot get involved in.

Mr. Self questioned if the downspouts ran to the underground drainage or if they dump onto the asphalt. Mr. Burkett believed they were trying to get away from as many catch basins on this property as possible, and said the lot is slightly sloped so the water will go to the north. Mr. Self asked if this development met the impervious surface requirements. Mr. McGrath stated these types of developments are a little unique in terms of impervious surface requirements and as long as the stormwater detention facilities are adequate to control the stormwater based on the impervious versus pervious surface then it is just the nature of the business in terms of how it functions. Mr. Self questioned where the detention pond was located. Mr. McGrath explained it is to the north.

Mr. Hight MOVED to approve PUD 18-4 SSP #2 with 19 conditions:

1. The approved site plan shall be the plans dated "Received June 28, 2019" except as modified herein.
2. The approved architectural elevations shall be the plans dated "Received June 17, 2019" except as modified herein.

3. A PUD Agreement must be signed by the owner and a bond or letter of credit for the 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.
4. The final landscape plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building. Additional trees and shrubs along the northern and eastern property lines shall be added to the final landscape plans
5. 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 installed, within three months weather permitting.
6. Any portion of the site disturbed by grading or by the removal of former structures and/or pervious surfaces and on which no construction occurs within three months after completion of the site grading, shall be planted with appropriate ground cover and properly maintained. Such areas shall be shown as part of the final landscape plan.
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. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls) on each building. Metal screening will not be accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
9. Gutters and downspouts shall not be visible on any elevation of any of the buildings. They shall be internally mounted.
10. Design elements consistent with the provided architectural elevations shall be continued on the perimeter elevations of the easternmost storage building. The final elevations shall be reviewed and approved by the Planning Department prior to the release of a zoning permit.
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. Maximum mounting height for any parking fixture shall be 20 feet, and no pole shall be located in the paved area of the parking field. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code.
12. All man-doors, service doors and loading dock doors shall be painted to match

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the color of the building as to blend in with the proposed façade.

13. Any split-face block, EIFS, or concrete masonry unit block will be of integral color and not a material that is painted on the outside only.
14. Wall signage shall comply with the Zoning Code for B-3 districts. The applicant shall be allowed to have one additional wall sign, on the wester elevation of the office building, and one on the western elevation of the southernmost self-storage building, the final locations and sizes to be reviewed and approved by the Planning Department prior to the issuance of a sign permit.
15. All wall signs shall be individually mounted channel letters or panels. No raceways shall be permitted.
16. No temporary signs shall be permitted within this development.
17. There shall be no outdoor storage, display, rental or sales at any time of automobiles, recreational vehicles, material, equipment, machinery or merchandise at any time unless approved by the Planning Commission.
18. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any dumpster enclosure shall be constructed of the same materials as the primary building and have a closable, lockable gate. The final design of the dumpster enclosure shall be reviewed and approved by the Planning and Zoning Department prior to the issuance of any zoning permits.
19. Sidewalk along Harbert Drive shall be included on the final plans and shall be installed per the specifications of the Engineering Department.

Motion was seconded by Mrs. Schwartz, and PASSED by a roll call vote of 5-0.

**PUD 88-21 MOD 6/19, Major, Marriott Dual Brand Hotel**

Clerk Gillaugh read the notice of public hearing on an application filed by HiFive Design Group, Inc., 202 West Main Street, Mason, OH 45040. The application requests a major modification to the specific site plan to allow for the construction of a 156-room 4-story hotel located on the north side of Fairfield Commons Boulevard across the street from 2671 and 2687 Fairfield Commons Boulevard. The property is further described as Book 4, Page 3, part of Parcel 4 on the Greene County Property Tax Atlas.

Blake Helms, Hi Five Design Group, Inc. stated they are proposing a 156-room Dual Brand Marriott Hotel located at the mall. He said they are very excited about the project.



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Mr. Burkett summarized the staff report dated June 28, 2019, which stated the applicant is requesting approval for the construction of a 4-story 156-room hotel on 2.1 acres. He discussed the location of the property, what currently exists on the site, the site plan, the three access points, the parking requirements, the architectural elevations, the building materials, the landscaping requirements, and the lighting requirements. He reviewed several conditions in the resolution and recommended approval of the case with 20 conditions.

In public input, Bob Ritter, stated they are hotel developers and have over 60 million dollars invested here in the City of Beavercreek. He felt this was not the right location and there were better locations in Beavercreek. Mr. Ritter felt the removal of the 270 parking spaces would create a major parking concern during the weekends and throughout the holiday season. He understood the former Sears store was being converted into an entertainment venue on the bottom floor and a furniture store on the top floor and from the mall itself it was going to create an additional 50,000 more visitors to the mall area. Mr. Ritter discussed the landscaping that was going to be compromised by this project, and was concerned with the increase in traffic flow. He requested the Commission to consider a no vote tonight on this request.

Blake Helms, Hi Five Design Group, Inc. discussed the parking spaces issue, and said there are 97 parking spaces around the hotel and the upper lot has 62 spaces. He said this is a superb location for the hotel. Mr. Helms stated he would like some further clarification as to what Condition #9 was referring to in the resolution.

Jamie Walters said she was a proud Beavercreek resident for the past 12 years. She explained her house was damaged in the tornado so she is living in one of the hotels by the mall for the next six months. Ms. Walters said she has noticed a heavy traffic flow pattern that comes in and asked if there has been a traffic study done. She asked what kind of an increase was going to take place and what would be done to fix the traffic concerns. She had some concerns with the parking requirements, and questioned if they were going to start seeing buildings popping up in the mall parking areas.

In written input, Matt Jerkowitz, MFC Beavercreek LLC, was in support of the application.

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

Mr. Hight asked if they were a few parking spaces short and if there was any concern. Mr. Burkett explained he was not concerned with it since there were so many parking spaces around the mall. Mr. Hight questioned if there was a traffic study done or if there would be any changes to the traffic patterns. Mr. McGrath explained Round One coming in the lower level will probably draw more visitors than the store on the second floor. He discussed the parking requirements for the mall when it was constructed and how the parking requirements were changed in 2009 leading to the mall being a heavily over parked area. He explained in terms of traffic, he believed the construction of the hotel

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will have minimum impact on the traffic flow because it is designed to be a lot more intense than what it is actually designed because of the changes in the retail business.

Mrs. Schwartz asked if the traffic entrance was changing up top and would line up with the Jared entrance. Mr. Burkett explained it would remain the same.

Mr. Loftis asked if there were any conference rooms proposed in the hotel. Mr. Burkett explained there would not be larger than a normal size meeting room.

Mr. Shrider referred to Condition #9, and asked why it was in the resolution. Mr. McGrath explained the owner of Spinoza's Pizza was requesting a ground sign that would be permitted as part of this application. He explained Washington Prime did not have any concerns with it nor did staff so this was a mechanism to get this approved as well.

Mr. Self thought a left turn lane on the ring road would need to be required because of the increase in traffic for the hotel and the entertainment business. Mr. Burkett explained there are four lanes of traffic around the mall, and a person could go around if they wanted to. Mr. Self asked if the driveway they were installing from the upper level to the lower level was only going to affect a few trees. Mr. Burkett stated that was correct. Mr. Self questioned what the appearance of the hotel and the existing mall structure would look like from North Fairfield Road. Mr. Burkett showed a graphic he had created of what it would look like. Mr. Self asked the applicant if their concerns had been addressed. Mr. Helms said he was comfortable.

Mr. Loftis MOVED to approve PUD 88-21 MOD 6/19 with 20 conditions, modifying Condition 19:

1. The approved site plans for this development shall be the plans stamped "Received June 27, 2019", except as modified herein.
2. The approved architectural plans for this development shall be the plans stamped "Received June 7, 2019", except as modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning and Development Department prior to the execution of the required PUD Agreement and the release of any zoning permit for this project. Additional landscaping along the southern property line shall be included, as depicted in Exhibit A.
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.

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5. 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.
6. 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 the release 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. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or stored completely within the building. Any future dumpster enclosure shall be constructed of materials consistent with the principle building. The final design of the enclosure shall be reviewed and approved by the Planning and Development Department prior to the issuance of any zoning permits.
8. The proposed ground sign shall be no taller than 5.5 feet, be no greater than 32 square feet per sign face, and shall be constructed on a stone base and wrap.
9. A ground sign, a maximum of five feet tall and 25 square feet per sign face (with a 1 foot thick masonry sign cabinet surrounding the face) for Spinoza's shall be permitted on Fairfield Commons Boulevard. The final design and location shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for that sign. The sign structure shall also include landscaping around the base, the final design of which shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for that sign.
10. The wall sign size and locations shall be generally consistent, but no greater than, the wall signs shown on the architectural elevations.
11. Wall signs shall be individually mounted channel letters. The use of raceways or painting of letters on the wall 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. No pole mounted fixtures shall be located in the paved area of the parking field. All light fixtures and related illumination of the site must meet the conditions outlined in the Zoning Code. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.

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13. The building exterior shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning and Development Department or, if required, by the City Council and/or Planning Commission.
14. No portion of the building may be occupied for the first time or reoccupied later until and unless an application of a Certificate of Use Compliance has been submitted to the City by the property owner or by the prospective occupant. No such occupancy may occur until the application of Certificate of Use Compliance has been approved and issued by the City.
15. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning and Development Department shall be addressed prior to the issuance of a permit for the project.
16. 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 and shall not be visible to the public.
17. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project. The City reserves the right to require more frequent collection as necessary.
18. Downspouts shall be internally mounted and shall not be visible on the exterior of the building.
19. Prior to the release of the zoning permit, the applicant shall provide a copy of an executed agreement between the Mall at Fairfield Commons owners and the applicant showing the designation of 62 parking spaces in the upper parking lot as available for cross parking for Marriott. The final version shall be stamped as recorded at the Greene County Recorder's Office, prior to being sent to the city. The draft language of cross-parking agreement shall be reviewed and approved by the Planning Department and/or Law Director prior to the agreement being recorded with the county.
20. The applicant shall construct a sidewalk along the Fairfield Commons Drive frontage of Fox and Hound and Red Robin, as shown on Exhibit 1. If, after all reasonable attempts to secure construction easements in front of Red Robin are exhausted, and the appropriate construction easements are not procured, the applicant may seek relief of constructing that portion of the sidewalk, at the discretion of the Planning Director.

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

**DECISION ITEMS**

**PUD 97-1 MOD 6/19, Minor, Fifth Third Bank**

Ms. Pereira summarized the staff report dated June 26, 2019, on a request by Bethany Rooney, Agent for the Owner, 2100 First Avenue North, Suite 100, Birmingham, AL 45202. The applicant is requesting approval of a minor modification to the previously approved site plan for the Fairfield Place Planned Unit Development to allow for the construction of a 3,629 square foot Fifth Third Bank on Outlot #3 of the development. She discussed the site plan, the parking requirements, the landscaping plan, the building design, the lighting requirements, and the sign requirements. Staff recommended approval of the case with 13 conditions.

Mr. Loftis asked if this business was going to be part of the agreement in maintaining the access road. Ms. Pereira said yes.

Mr. Self asked if the roof parapets would be tall enough to cover any roof top units. Ms. Pereira explained this property is very flat, but a condition was added that the roof top units need to be screened.

Mr. Shrider MOVED to approve PUD 97-1 MOD 6/19 with 13 conditions:

1. All conditions of PUD 97-1 and PUD 97-1 SSP #1 shall remain in full force and effect except where specifically amended by the following conditions:
2. The plans dated "Received June 27, 2019" shall be the approved plans for this project except where modified herein.
3. Light fixtures shall be reviewed and approved prior to the issuance of a permit and the applicant shall match the light fixtures that are already in place within the Planned Unit Development.
4. All signage shall adhere to the approved sign package for PUD 97-1.
5. No temporary signs shall be permitted. This includes but is not limited to the outdoor display of banners, balloons, streamers, and stand-alone signage.
6. Scuppers and downspouts shall not be visible on the exterior of the building.
7. All concerns of the City Engineer, Beaver Creek Fire Department and Planning Department shall be addressed prior to the issuance of a zoning permit.
8. A PUD Agreement, acceptable to the City, must be signed by the owner and a bond or letter of credit must be submitted prior to issuance of a zoning permit for any portion

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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.

9. 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.
10. The applicant must obtain a zoning permit issued by the City of Beavercreek prior to construction.
11. All service doors on the building shall be painted to match the color of the building.
12. 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 and shall not be visible to the public.
13. All trash collection containers shall be screened from view using a permanent dumpster enclosure designed to match the building by using the same materials as those found on the building. The final design and location shall be reviewed and approved by the Planning Department prior to the issuance of a zoning permit.

Motion was seconded by Mrs. Schwartz. Motion PASSED by a roll call vote of 5-0.

### **SUBDIVISIONS**

#### **S-19-2, Cedarbrook Farms**

Mr. Burkett summarized the staff report dated June 28, 2019, on a request by Patricia Izor, 5053 Parkeast Court, Dayton, OH 45458. The applicant is requesting approval of a final subdivision for approximately 13.84 acres within Cedarbrook Flower Farm in order to create 30 lots for the first phase of the new neighborhood. Staff recommended approval of the case with eight conditions.

Mr. Self asked if a left lane would be constructed on Shakertown Road. Mr. Burkett said yes there will be a turn lane into the plat. Mr. Self asked what phase Newton Drive would be connected. Mr. Layham explained it would be completed in Phase 2.

Mr. Shrider MOVED to approve S-19-2 with eight conditions:

1. The approved record plan shall be the plan stamped "Received June 17, 2019", except as modified below.
2. All conditions for approval of PUD 17-3 SSP #2 shall remain in full force and effect.

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3. All fees and bonds for this subdivision including but not limited to a landscape bond, and fees-in-lieu of parkland, shall be approved by the Planning and Zoning Department and paid to the City of Beavercreek prior to the release of the record plat for recording.
4. The Planning Dept. shall provide, and the applicant shall sign and return to the Planning Dept., a Subdivider's Agreement for this section. Said Agreement must be reviewed and approved by the City prior to the release of the Record Plan for recording.
5. The applicant shall submit a copy of the proposed Homeowner's Association documents for this plat to the City Attorney for his review and approval. The Record Plan shall not be released for recording until the City Attorney has approved said document, and said document is recorded with the County Recorder's office.
6. 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.
7. The developer shall install an automatic photocell post light in the front yard of each buildable lot within the subdivision.
8. 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 5-0.

**ADJOURNMENT**

Mr. Loftis MOVED adjournment at 8:05 p.m., seconded by Mrs. Schwartz. Motion PASSED by majority voice vote.

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Melissa Gillaugh  
Deputy Clerk