

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, September 7, 2016

PRESENT: Mr. Archibald, Mr. Curran, Mr. Erbes, Mr. Loftis, Mr. Self

ABSENT: None

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

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

Mr. Curran MOVED approval of the July 6, 2016 minutes. Motion was seconded by Mr. Loftis and PASSED by majority voice vote.

PUBLIC HEARINGS

PUD 16-1 SSP #1, The Cottages of Beavercreek

Clerk Gillaugh read the notice of public hearing on an application filed by Charles Simms Development, 2785 Orchard Run Road, Dayton, Ohio 45449. The applicant requests specific site plan approval to allow for the construction of 14 single-story condominium buildings totaling 85 units to be constructed on 20.03 acres. The property is located on the east side of County Line Road approximately 700 feet south of the intersection of County Line Road and Weber Drive. The property is further described as Book 3, Page 3, Parcel 72 on the Greene County Property Tax Atlas.

Mr. Self recused himself from the case.

Charlie Simms stated this will be his third community in Beavercreek, and is proud to build here. He said they have been in business for over 60 years, and they try to do a good job for the customers and the City. Mr. Simms explained they are almost finished with their zoning case through City Council. He said they have had several meetings with residents and with City staff, and felt they have responded to the comments and have come a long way with this development. Mr. Simms stated this proposal has 85 units, which was a little different than the 90 units they proposed at the rezoning stage. He explained the buildings will have between four and nine units, and they will all have two-car garages. Mr. Simms said they will be connecting Quill Road to the south, they will be adding a street light, and a left turn arrow at County Line Road and Straight Arrow Road. He discussed the emergency fire access, and said the Fire Department is requesting a 12-foot paved street with collapsible bollards. Mr. Simms reviewed the open spaces, the sidewalks, the two building phases and the mounds. He showed and discussed the elevation drawings and construction materials, and said they will be a craftsman/cottage style. Mr. Simms explained the units are approximately 1,300 and 1,500 square feet, and they are pricing them between \$200,000 and \$250,000.

Mr. Burkett summarized the staff report dated September 2, 2016, which stated the applicant is requesting approval of a specific site plan to allow for the construction of 85

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residential units on 20 acres. Mr. Burkett discussed the location of the lot and the existing site conditions. He explained the rezoning case is currently going through City Council, and the third reading will be on Monday. Mr. Burkett explained there is a condition regarding that any approval here this evening is contingent upon the rezoning case being approved by City Council and the 30 day referendum period. Mr. Burkett reviewed the surrounding properties' zoning districts, the site plan, the emergency access, the sidewalks throughout the development, the architectural elevations, the detention facility, the landscaping plan, the ground sign, and several of the conditions in the resolution. Staff recommended approval of the case with 21 conditions.

Randy Grogan, Fire Prevention Inspector for Beavercreek Township Fire Department, presented a study they conducted over the last year on emergency access routes in the City and in Beavercreek Township. He explained they are in the process of contacting the owners to remedy the problems, and to make the owners aware of the Fire Department's requirements and expectations. Mr. Grogan stated they are currently working with City Planning staff and Greene County Regional Planning to develop new specific standards that eliminate the need for the emergency accesses. He said for this development, the Fire Department's first preference would be for the developer to construct a Beavercreek standard street to make the connection between the proposed and existing developments. Mr. Grogan explained that would eliminate the unknown future maintenance of the street and offer unobstructed accessibility into both developments. He said if Planning Commission and Council decide for the emergency access to be installed, the Fire Department would allow the access with some specific provisions that are still in the works of being discussed with staff. Mr. Grogan stated if it is the desire of Planning Commission to allow for the emergency access, the Fire Department will approve it, but they want to ensure the common maintenance issues can be completed by the Fire Department.

In public input, Dave Asadorian, 4281 Maple Hill Terrace, stated his concern was a through road would be built through Terrace Drive and what he is hearing and seeing that is not going to happen. He discussed the condition of the streets in the subdivision, and did not feel it was built for increased traffic. Mr. Asadorian was pleased to hear the good news that there would not be a through road.

Heidi Cowan, 667 Terrace Drive, questioned why the grass paver idea was not a good idea. She said from the Fire Department perspective it sounded like they would prefer an open asphalt lane, but wanted to know why the grass pavers would not be an option.

Kevin Kreitzer, 4269 Woodland Terrace, stated his concern was about the housing income. He was worried about what would be brought into his neighborhood if the road is connected. Mr. Kreitzer explained the roads are narrow, and there is a tree right on the corner and if someone zips through there they are going to hit the tree and he knew the homeowner does not want to take the tree down. He said they have had no issues in the neighborhood, and they have a bunch of little children running around. Mr.

Kreitzer stated they do not want the traffic, and they would like to keep it the way it is with no through traffic.

Dave Rose, 4259 Highview Terrace, stated a service access road for the Fire Department without a through road will not stop traffic. He said he did not want the service road there and did not want the new development. Mr. Rose explained the same situation is going to occur with what they have now with the new homes that were built, and the service road there that cars still come through. He stated a small sign that says "no traffic" does not stop cars from coming through. Mr. Rose thought one of the things that keeps his neighborhood nice right now is they don't have through traffic. He said it is safe for the kids to play, and if they put condos in and traffic in all the way to the apartments on the other side, they are going to be bringing a lot of traffic through their neighborhood that they don't want.

Linda Kaiser, 751 Countryview Drive, stated their streets are not built for extra traffic. She said their neighborhood is an old dead-end plat and the streets are very narrow only measuring 20 feet wide. Ms. Kaiser explained they do not have curbs or sidewalks, and in order to pass each other they have to slow down. She stated people do park on the street, and the gentleman from the Fire Department said they need to keep the streets clear so that was another concern. Ms. Kaiser explained people come into their neighborhood to just walk, and they have a lot of families moving in with children. She thought if it is a fire access road it may be different, but a through street would cause a lot of problems into their neighborhood.

Pat Kibler, 747 Terrace Drive, stated the large tree sits on her lot and that is the only thing that keeps cars out of her yard currently. She said in regards to the fire access, they have one to the neighborhood behind them. Ms. Kibler knew that people from that neighborhood drive through into their neighborhood all the time, especially people who have been drinking and want to avoid County Line Road and Shakertown Road. She believed if they allow fire access it is going to become a cut through and everyone who doesn't want to stop at two lights on County Line Road will head into the new development and end up on Shakertown Road. Ms. Kibler said they do not have sidewalks and they do not want sidewalks. She stated they have nice big lots, which is why they live where they do. Ms. Kibler thought it was incredible to her that this was even an issue because it is not plausible the way the neighborhood is and it will become a traffic nightmare. She believed if people find out it is an access road people are going to use it, and appreciated the consideration of eliminating it.

Kristy Hobson, 4385 Straight Arrow Road, echoed the comments of the previous speakers and applied those to Quill Road also. She felt this development needed a lot more planning, and did not feel this was a good deal for Beavercreek, the citizens, or the future citizens. Ms. Hobson stated Mr. Burkett had allegedly said at a previous meeting that there was not going to be that much traffic with the Cottages going in so a traffic study was not required, but then at the next meeting he said there was going to be too much traffic so therefore Quill Road needed to be opened so cars could drive

through. She said that was a complete flip flop, and completely agreed with all the statements about the traffic. Ms. Hobson was concerned about the safety at Quill Road and Straight Arrow Road, which is right by the bus stop. She explained Straight Arrow Road does not have sidewalks, so people walk in the street. Ms. Hobson stated she has seen a number of close calls, and thought it would happen for sure if Quill Road is opened. She said if Quill Road is opened she thought the maintenance of the road should be added to the HOA fees for the Cottage and not be paid for by the citizens of Beavercreek. Ms. Hobson said if this is approved that would be approximately 200 cars a day in the area, and agreed it would become a cut through. Ms. Hobson explained her biggest concern was the road and traffic.

Brian Daniel, 4358 Straight Arrow Road, echoed the comments about traffic. He referred to Quill Road to the south and Straight Arrow Road, and said that was discussed in several of the meetings with the developer and the homeowners. Mr. Daniel explained that was one of the items the developer stated could be an access road and not a full road. He said that is one of the things that has gone away throughout this process that the neighbors were amenable to as a compromise. Mr. Daniel thought it was a little inappropriate to ask the neighbors to meet with the developer to say what would make them happy to support this development, and turn around three or four meetings later and take it back away from them when they have no way of contributing back into it. He stated he really wanted to echo the concerns and safety of Straight Arrow Road. Mr. Daniel said at the last City Council meeting one of the council members made a comment that perhaps a traffic study is needed. He questioned if that was going to happen because it was stated at the Council meeting that is something that happens at the specific site plan phase. Mr. Daniel stated he has paid close attention to the traffic on County Line Road, and there are numerous times throughout the day where traffic does back up. He said he saw time and time again where cars are turning trying to find a way around, and thought if the connection is made to the south by Quill Road and the emergency access there will be traffic going through. Mr. Daniel asked if any further investigation is going to occur regarding traffic.

Doug Roberts, 4269 Highview Terrace, stated he has lived there for 35 years and it is a quiet community. He believed everyone lives in that community because it is what it is, and they don't want any outsiders and they like it that way. Mr. Roberts thought many people thought it was just going to be pavers to bring the access through, and thought people may have bought that. He stated they will go back and talk to the neighbors, and will be looking forward to the next meeting so they can let the City see the support that the people do not want this. Mr. Roberts said 90% of the people do not want the added traffic, and they want to be left alone. He stated they get very little perks from the City, but they do get the streets plowed regularly now.

Robert Kyre, 4302 Weber Drive, asked about what would be or could be done on the asphalt emergency roads to insure the access points are only for emergency access traffic. He said there have been lots of comments stating it doesn't matter if it is a full

road or an emergency access people are going to use it, and to him there has to be ways to make it usable for what it is intended to be used for.

Heidi Cowan, 667 Terrace Drive, stated she is one who has the small children, and said they would move if there was an access that increased traffic. She explained the children play in the yard and on the street and that is one of the main reasons they bought the house.

Mae Giehl, 4456 Straight Arrow Road, stated she lives in the second house from where the new road is going to be cut. She explained it is very difficult to get out of her driveway now because of Quill Road coming over and Cinnamon Ridge coming out. Ms. Giehl said the stop sign on Quill Road ought to not be there, and she wasn't sure how to go about getting a speed bump put in there. She stated 95% of the traffic from the other housing development that has 67 houses use Quill Road to get to Straight Arrow Road. Ms. Giehl explained in the afternoon during rush hour traffic it will take several light cycles before a person can turn onto Straight Arrow Road because of all the traffic coming up County Line Road. She stated they are proposing the large retention pond behind her residence and she was hoping they would push it back since it is only 24 feet from her property line.

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

Mr. Archibald asked why grass pavers are not a good idea for emergency access drives. Mr. Grogean explained the biggest problem is trying to identify them, and if they are plowed through they may be plowed up. Mr. Archibald said Mr. Grogean had mentioned earlier that only 13 emergency access drives are useable, and asked if grass pavers fall into that category if they are not maintained. Mr. Grogean said yes, and several of them are grass pavers or a combination of them. Mr. Archibald stated the emergency access drive on the plan is a paved access with collapsible bollards. Mr. Grogean showed a picture of an emergency access drive in Beavercreek that has two collapsible bollards. Mr. Archibald questioned if cars could knock those down. Mr. Grogean explained how they work, and that they would stop a vehicle. He said another viable option is a gate, and he showed a photo of an example of it.

Mr. Erbes felt it was very important to have an emergency access to the back half of the development. He said they have an option of collapsible bollards or a gate so there is a mechanism in place to stop vehicular traffic through there. Mr. Burkett said yes it will deter them from wanting to use it. Mr. Erbes said his preference would be with whatever the Fire Department prefers because both options will provide that protection of keeping the path clear. Mr. Erbes questioned what the width of that roadway would be. Mr. Burkett explained it would be 12 feet. He asked if the construction of it is adequate to provide the capacity of fire apparatus. Mr. Burkett said yes, they have a standard of 72,000 pounds. Mr. Erbes questioned if there would be curbs and gutters. Mr. Burkett said no, it will be like a wide sidewalk.

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Mr. Curran said his concern was essentially the same, and wanted to make sure the audience was aware of it because of the number of concerns that they don't want cars driving through. Mr. Burkett stated a gate or collapsible bollards have always been the intent, and it is shown on the site plan. He said the Commission could also add an additional condition requiring collapsible bollards and/or a gate approved by the Fire Department.

Mr. Loftis asked who was going to be responsible for snow removal on the emergency access because he has seen where they pile it in front of the emergency access point. Mr. Burkett explained with it being private property it would be required by the HOA. He stated when a subdivision is done, they do easements, so if for some reason the retention/detention pond is not being maintained properly by the HOA, it gives the City the opportunity to come in and do what is necessary and make it fail safe. He said the same easements can be added on top of the emergency access drive, so if need be they can come in and maintain them.

Mr. Erbes said Quill Road to the south is a public road and College Park Drive is a private drive, and asked why those are different and if it will be the HOA responsibility to maintain. Mr. Burkett said if the street is public it is the City's responsibility and if it is private it is the HOA's responsibility. Mr. Erbes asked if staff is comfortable with the makeup of that private road. Mr. Burkett stated the City Engineer has reviewed it, and said there is right-of-way that the City owns by Quill Road which is why it will be required to be built to City standards. Mr. Erbes questioned if staff was ok with the private road. Mr. Burkett said there is a minimum construction standards that will be need to be met fully before any permits are released.

Mr. Erbes referred to the location of a building and College Park Drive, and expressed some concerns about the building setbacks and the proximity of the road. Mr. Burkett said there are no required setbacks for private roads and there will be sidewalks. There was some discussion regarding other subdivision in Beavercreek with short driveways. Mr. Burkett thought a minimum setback could be established, but typically it is not something that is done in a private apartment or condo complex. Mr. Erbes requested that the other Commissioners consider that. Mr. Erbes asked if the trash container storage would be kept inside the garages. Mr. Burkett referenced Condition #15 which addressed the trash container storage. Mr. Erbes questioned if there was any concern with a line-of-sight issue with the larger trees proposed near the entrance. Mr. Burkett stated staff could take a second look at that and said there is a condition that states the final landscaping plan be approved by the staff prior to the release of a zoning permit.

Mr. Erbes referred to the elevations, and asked about the building materials above the garages. Mr. Simms explained the two materials will have the same look, and said the lap siding would not be an option about the garage doors. Mr. Simms referenced the setbacks, and explained the reason they are doing it is because they are doing a side load garage. He thought the road could be moved a little bit so there is a larger setback there, and they are trying to create a nice look in those areas. Mr. Simms understood

Mr. Erbes' concern and said they could look into it. Mr. Archibald thought the primary concern was when people park in the driveways that they don't overhang the sidewalk. Mr. Simms stated they can make sure that doesn't happen. Mr. Simms said in regards to the signage, and they will take a look to make sure they have proper sight distance.

Mr. Curran asked who will maintain all the landscaping proposed with this project. Mr. Simms stated the HOA will be responsible, and explained the bond with the City that will be required for landscaping. Mr. Curran questioned if the retention pond could be shifted some to address the concern of the citizen. Mr. Simms believed it was approximately 25 feet, and thought it would be a very nice feature. Mr. Archibald asked if there was much flexibility in adjusting the southern border of the pond. Mr. Simms said they will be taking in a lot of water in the area so they have to have proper storage of it, and said they will if they can.

Mr. Loftis referred to the lighting plan, and said it appeared there is some bleed over into some of the existing units. Mr. Burkett explained they will have to get the final plan approved and by law it will have to be zero foot candles at the property line. Mr. Loftis said on the north side of the landscaping plan there is a break, and asked if there was a reason for it. Mr. Burkett stated a condition could be added to extend that evergreen line all the way to the existing tree line.

Mr. Loftis questioned if there would be a request for temporary signage. Mr. Simms thought it was allowed to have a construction sign that they will apply for a permit. Mr. Loftis asked if there was a time frame or a condition the sign needs to be maintained in. Mr. Burkett stated the Zoning Code states they are allowed to have it while the project is under construction, and there is a bond that they have to pay in case it is not removed the City can remove it. Mr. Loftis referred to Building 4, and asked if there was any way to extend that parking lot out and not make the end unit a side entry garage. He was concerned because that was the only garage that people would back out onto Quill Road. Mr. Burkett said the engineer would have to take a look at the plan and see if it was feasible, but they could add a condition. Mr. Archibald asked what Mr. Simms' thoughts were about making the change to Building 4. Mr. Simms thought if they could meet the 20-foot setback from the sidewalk, then he thought it should be ok. Mr. Loftis and Mr. Simms discussed a different option, and Mr. Simms felt that it was ok being a side load garage and would like to keep it that way so there is some greenspace in that area.

Mr. Archibald said Mr. Daniel stated that there was an agreement between Mr. Simms and the surrounding neighbors that they were just going to have an emergency access to the south on Quill Road, and wanted to verify that it was the City's requirement to make that a street. Mr. Burkett stated that was correct. Mr. Archibald questioned what the purpose was to make that a street and not an emergency access. Mr. Burkett explained it was to get access to the light at Straight Arrow Road. Mr. Archibald asked if there was going to be a left turn arrow on to County Line Road to give preference over cars from Reynolds and Reynolds wanting to turn right going the same direction. Mr.

Burkett stated that was correct. Mr. Archibald stated people will be able to turn right or left onto County Line Road using Cottage Park Way or they can come out on Straight Arrow Road and will have access to turn at a light.

Mr. Archibald asked where the setback was for the ground signs. Mr. Burkett stated the signs need to be at least 15 feet off the edge of pavement, and he showed where the signs will be located. Mr. Archibald referenced the existing park land to the east, and questioned if a condition needed to be added assuring that those trees don't get disturbed. Mr. Burkett explained once the land is dedicated to the City, it is the City's park and he can't do anything to it. Mr. Archibald wanted to make sure he didn't remove the trees during the construction phase. Mr. Burkett said a condition could be added, but he did not see a reason to go back that far on the site. Mr. Simms stated they will have to go in there a little bit for grading and the street, but they wanted to keep as many trees as they could.

Mr. Erbes asked if the City needed to specify the homeowner's association and how that plays out. Mr. Burkett said that is a private intent that is formed themselves. Mr. Erbes questioned if something didn't meet City's requirements then the City would step in. Mr. Burkett explained how the landscaping is handled. Mr. Erbes asked about the maintenance of the private street. Mr. Burkett explained that will be a street they will be required to maintain. Mr. Erbes said his concern was to make sure the HOA is in place, in force, and is maintained. Mr. Burkett stated the HOA is a private entity that the City will not get between the homeowners and the HOA.

Mr. Erbes proposed to accept staff's additional four conditions and proposed to add the following conditions:

22. The emergency access at Terrance Drive shall be restricted by collapsible bollards or a gate.
23. The row of evergreen trees along the northern property line shall be continued until the existing woods.
24. The side drive access to Unit 4 from Quill Road shall be reviewed and moved to a front entry garage if feasible.
25. There shall be a 20-foot setback from the back of the sidewalk to the front of the garage to allow vehicle parking and to maintain a free and clear access on the sidewalks.

Mr. Curran MOVED to add the additional conditions. Motion was seconded by Mr. Loftis. Motion PASSED by roll call vote of 4-0. (Self recused)

Mr. Erbes MOVED to approve PUD 16-1 SSP #1 with 25 conditions:

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1. The approved site plan and architectural elevations shall be the plans dated "Received August 31, 2016" except as modified herein.
2. 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.
3. The final landscape plan shall be reviewed and approved by the Planning Department prior to the release of a zoning permit for the building.
4. Prior to any grading on site, the applicant shall install a temporary grading limit fence, as shown on the approved site plan. If any landscaping/grading is disturbed outside of the grading limit, the applicant shall submit and received approval of an amended landscape plan showing mitigation for the disturbed areas, prior to the release or reduction of any landscaping bonds.
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. 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.
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. Aeration and water circulation devices and/or fountains are required for the retention pond(s) and shall be maintained by the owner of the development in perpetuity.
9. Prior to the issuance of a zoning permit, final cut sheet details, showing the design of wall pack or sconce lighting, and photometric plans for lighting of the buildings and site shall be reviewed and approved by the Planning Department.
10. Final topography and grading plans shall be submitted for review and approval by the City Engineer prior to submission of application for final subdivision and must be approved prior to the issuance of a site-grading permit.
11. A final subdivision shall be approved by Planning Commission and recorded with

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the Greene County Auditor's Office prior to the release of any zoning permits for this project.

12. Final drainage calculations shall be approved by the City Engineer prior to the release of the record plan for recording.
13. Prior to the release of the record plan for recording, the applicant shall sign a Subdivider's Contract and submit a bond or letter of credit for the public improvements if required by the City Engineer.
14. The construction hours shall be limited to 7:00 AM to 7:00 PM, Monday thru Saturday.
15. All residential style trash totes shall be stored within or immediately adjacent to a primary structure, and shall be out of ordinary public view on days when trash collection is not occurring (except the night before scheduled pick-up is to occur).
16. Prior to the release of the record plan, park fees shall be paid in-lieu of dedication of parkland as determined at the subdivision stage.
17. There shall be a minimum of 8 handicap designated parking spaces on the site.
18. The approval of this request is contingent upon the associated PUD Rezoning PUD 16-1 being approved and becoming effective. Should R-PUD 16-1 be disapproved, this site plan shall be null and void.
19. The developer shall pay all costs associated with the installation of a street light at the intersection of Quill Road and Straight Arrow Road.
20. The developer shall pay all costs associated with the design and construction of necessary modifications to the existing traffic signal at the intersection of Straight Arrow Road and County Line Road.
21. The south side of Quill Road, connecting to Straight Arrow Road, shall be constructed to City standards for public roadways.
22. The emergency access at Terrance Drive shall be restricted by collapsible bollards or a gate.
23. The row of evergreen trees along the northern property line shall be continued until the existing woods.
24. The side drive access to Unit 4 from Quill Road shall be reviewed and moved to a front entry garage if feasible.

25. There shall be a 20-foot setback from the back of the sidewalk to the front of the garage to allow vehicle parking and to maintain a free and clear access on the sidewalks.

Motion was seconded by Mr. Curran. Motion PASSED by a roll call vote of 4-0. (Self recused)

DECISION ITEMS

PUD 91-2 MOD 7/16, Minor, KFC/Long John Silver's Façade Renovation

Ms. Pereira summarized the staff report dated September 2, 2016 on a request by Brandon Crawford, Multi-Site Group, One North Wacker Drive, Ste. 850, Chicago, Illinois 60606. The applicant is requesting approval of a minor modification to allow for the remodel of the existing facade of the KFC/Long John Silver's Restaurant located at 2480 North Fairfield Road. She explained typically a remodeling of an existing façade that doesn't include any type of architectural changes is done on a staff level. Ms. Pereira stated she was trying to work with the applicant, but no agreement could be reached so it was being presented to the Commission for their determination. She reviewed the proposed elevations, and explained staff's concerns. Ms. Pereira showed several elevations that staff felt were more appropriate, and staff recommended disapproval of the case.

Thomas Reynolds, Land Lease Corporation, Project Manager/Construction Manager, stated he would like to know what the seven condition were if the case was approved. Ms. Pereira said she could provide him a copy if the case was approved. Mr. Reynolds said he saw the color scheme Ms. Pereira showed, and they also have the neutral color scheme. He explained he did not know the reason they did not come back with the neutral color scheme, and if it is rejected he understood.

Mr. Archibald thought if they have a neutral color scheme, and he questioned if it would be acceptable to the City. Ms. Pereira said they would be. He explained they didn't want to take away from the franchise, but they wanted some consistency with the rest of the community in that area.

Mr. Self asked if the proposed elevations had additional signage. Ms. Pereira explained the plan Mr. Self was referring to was not a plan they would approve because the building does not look like that and it was just a sample elevation showing a different color scheme. She stated the applicant sent a lot of sample color schemes to see what would be acceptable.

Mr. Erbes suggest to Mr. Reynolds that he go back to the owner and express Planning Commission's concern, and requested they work a little bit more with the staff. Mr. McGrath said he did have conversations with the franchise owner, and said this was initiated from the corporate level. He thought once the comments that have been made tonight get relayed to them, they will all be on the same page moving forward.

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Mr. Archibald MOVED to disapprove PUD 91-2 MOD 7/16. Motion was seconded by Mr. Curran. Motion PASSED by a roll call vote of 5-0.

ADJOURNMENT

Mr. Erbes MOVED adjournment at 8:53 p.m., seconded by Mr. Loftis. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk