

BEAVERCREEK PLANNING COMMISSION  
REGULAR MEETING, February 6, 2019

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

ABSENT: Mr. Self

Vice Chairman Loftis called the meeting to order followed by roll call.

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

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

Mr. Shrider MOVED approval of the December 5, 2018 minutes. Motion was seconded by Mr. Hight and PASSED by majority voice vote.

**PUBLIC HEARINGS**

**PUD 06-6 CU 1/19 & PUD 06-6 SSP #3, NOAH's Event Venue**

Clerk Gillaugh read the notice of public hearing on NOAH's Event Venue c/o Chris Winkle, 47 Greenfield Drive, Milford Center, OH 43045. The applications request conditional use and specific site plan approval to allow for the construction of a 2-story, 7,027 square foot banquet center facility on 2.878 acres. The property is located on the east side of Mission Point Boulevard, approximately 700 feet south of Colonel Glenn Highway. The property is further described as Book 1, Page 3, part of Parcel 2 on the Greene County Property Tax Atlas.

Chris Winkle, NOAH's Event Venue, stated they are a nationwide company that is a corporate meeting and wedding events facility. Mr. Winkle discussed the locations of the nearest facilities to Beavercreek, and the floorplan of the proposed building. He showed an architecture rendering of the building and explained the types of materials proposed. Mr. Winkle reviewed the proposed signage and the site plan.

Mr. Burkett summarized the staff report dated February 1, 2019, which stated the applicant is requesting approval to construct a 7,500 square foot banquet center on three acres. He discussed the location of the property, the site plan, the architectural elevations, the landscaping plan, the parking requirements, and the signage requirements. Staff recommended approval of the conditional use case and approval of the specific site plan case with 19 conditions.

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

Ms. Akers asked if the applicant had any discussion with the adjacent property owner to see if they would be able to have overflow parking in their lot if parking ever became an issue. Mr. Winkle said they had not, but they could.

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Mr. Loftis questioned if Mission Point Boulevard was going to be extended as part of this application or if it would remain stubbed. Mr. Burkett stated they are not planning on existing the road at this time.

Ms. Akers MOVED to approve PUD 06-6 CU 1/19. Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0. (Self absent)

Mr. Shrider MOVED to approve PUD 06-6 SSP #3 with 19 conditions:

1. The approved site plans for this development shall be the plans stamped "Received January 29, 2019", except as modified herein.
2. The approved architectural plans for this development shall be the plans stamped "Received January 29, 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.
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. 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 to match the building. The final design and location of any future dumpster enclosure shall be reviewed and approved by the Planning and Development Department prior to the issuance of any zoning permits.

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8. Wall and/or ground signage shall adhere to the regulations set forth in the Zoning Code for O-1 districts. The final design and location shall be subject to review and approval by the Planning and Development Department prior to a release of a permit for the sign. If constructed, the ground sign shall be set in a base that shall be constructed of materials compatible with the materials that are used to construct the new principal structure, to be reviewed and approved by the Planning and Development Department.
9. Any wall signs shall be individually mounted channel letters, the use of raceways or painting of letters on the wall shall be prohibited.
10. 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 and Development Department. 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. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.

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16. A final subdivision for the entire portion of the property encompassing the site plan 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.
17. Prior to release of the record plan for recording, the applicant shall sign a Subdivider's Contract if required by the City Engineer, and submit a bond or letter of credit for all public improvements.
18. An additional landscape island shall be added to the northwestern most row of parking. The final design and location shall be approved by the Planning and Development Department prior to the release of a zoning permit.
19. Fountains and/or other aeration and water circulation devices are required for the retention pond and shall be maintained by the owner of the property in perpetuity.

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

**SUBDIVISIONS**

**S-19-1, Mission Point, Sec. 2**

Mr. Burkett summarized the staff report dated January 31, 2019, on a request by Chris Winkle, 47 Greenfield Drive, Milford, OH 43045. The applicant is requesting approval of a final subdivision for approximately 3.18 acres within Mission Point in order to create a lot for the proposed NOAH's Event Venue. Staff recommended approval of the case with three conditions.

Mr. Hight MOVED to approve S-19-1 with three conditions:

1. The approved record plan shall be the plan stamped "Received January 29, 2019," except as modified below.
2. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineering Department, Greene County Auditor, public utility providers, and the Beavercreek Township Fire Department shall be addressed and satisfied prior to release of the record plan for recording.
3. Prior to release of the record plan for recording, the applicant shall provide a digital format file of the subdivision in Autocad or .dxf format.

Motion was seconded by Ms. Akers. Motion PASSED by a roll call vote of 4-0. (Self absent)

**ADJOURNMENT**

Ms. Akers MOVED adjournment at 6:22 p.m., seconded by Mr. Hight. Motion PASSED by majority voice vote.

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Melissa Gillaugh  
Deputy Clerk