

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, February 7, 2018

PRESENT: Mr. Curran, Mr. Loftis, Mr. Shrider

ABSENT: Ms. Akers, Mr. Self

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

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

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

Mr. Shrider MOVED approval of the January 3, 2018 minutes. Motion was seconded by Mr. Loftis and PASSED by majority voice vote.

PUBLIC HEARINGS

PUD 08-1 AMENDMENT 1/18, YGIC

Clerk Gillaugh read the notice of public hearing on an application filed by Hiten Patel, 1032 Deercreek Drive, Fairborn, OH 45324. The applicant requests approval of an amendment to add an additional 3.002 acres of land to PUD 08-1. The property is located on the west side of Glenbrook Drive and north of Crestmont Court. The property is further described as Book 4, Page 4, Parcel 29 on the Greene County Property Tax Atlas.

Ron Kozur, attorney for the applicant, stated the property is adjacent to the Hindu Temple. He explained the intent is to construct a school for Indian youth who attend the Hindu Temple.

Hiten Patel, applicant for the case, said the project will support the community with events and religious classes on Sundays. He stated it will be instrumental for the youth group for the Indian community.

Mr. Burkett summarized the staff report dated February 1, 2018, which stated the applicant is requesting to add three acres to the existing eight-acre PUD 08-1 in order to construct a religious education center. He discussed the location of the property, the Land Use Plan designation, the proposed allowed uses, and the buffer requirements. Staff recommended approval of the case with two conditions.

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

Mr. Loftis asked if this would be classified as an O-1 District. Mr. Burkett explained the zoning classification is PUD 08-1, and the uses permitted for this PUD are those listed in the O-1 District. Mr. Loftis questioned if it would be classified as a school versus a

place of religious assembly. Mr. Burkett stated a place of religious assembly is allowed in all districts, and so are assembly halls and schools. He said what they are proposing is a hybrid use between a place of religious assembly and a school. Mr. Burkett explained it is an educational facility associated with a place of religious assembly.

Mr. Loftis MOVED to approve PUD 08-1 Amendment 1/18 with two conditions:

1. All conditions of PUD 08-1, as described in Ordinance 08-12 and Ordinance 09-32 remain in full force and effect except where modified herein.
2. The buffers and setbacks for this PUD shall be those shown in attached Exhibit A, dated January 29, 2018.

Motion was seconded by Mr. Shrider. Motion PASSED by a roll call vote of 3-0.

PUD 91-2 MOD 12/17, Major, BSM Development

Clerk Gillaugh read the notice of public hearing on an application filed by BSM Development, LLC, 3011 Armory Drive, Suite 120, Nashville, TN 37204. The application requests a major modification for 0.872 acres of land to allow for the construction of a multi-tenant retail building located on the east side of North Fairfield Road and north of the KFC/LJS restaurant further described as Book 4, Page 6, Parcel 67 on the Greene County Property Tax Atlas.

Jeff Tibbitts, CESO, civil engineers and architects for the project, stated BSM Development has been quite active in Beavercreek over the last few years. He discussed the location of the site and the proposal is to construct an approximately 6,800 square foot multi-tenant building consisting of restaurant/retail uses.

Ms. Pereira summarized the staff report dated February 2, 2018, which stated if the case is approved it would allow for the construction of an approximately 6,800 square foot, three tenant building to be located next to the KFC restaurant. She discussed the changes that have occurred over the years with the original PUD, the parking requirements, the building elevations and materials, and the signage requirements. Staff recommended approval of the case with 15 conditions.

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

Mr. Shrider referred to the stop sign that was at the access road on the north side of the property. Ms. Pereira said there is one that faces south and one that faces north. He shared his concern since there was no sign for the people exiting the Target aisle, and believed it is rather confusing. Mr. Shrider asked with the increase in traffic does staff have any concern with that intersection. Mr. Pereira didn't feel there would be any issues, and thought maybe a stop bar should be placed on the last aisle of Target's

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parking lot. She explained that is something staff will have to talk to Target about because it is on their property.

Mr. Loftis MOVED to approve PUD 91-2 MOD 12/17 with 15 conditions:

1. All conditions contained within PUD 91-2, SSP #1 and all subsequent modifications to PUD 91-2 are incorporated herein by reference to the extent they are not specifically amended or altered by any plans and conditions with this Major Modification.
2. The approved site plan, architectural elevations and landscape plan shall be those plans dated "Received January 28 2018" except as modified herein.
3. All roof top units are to be screened from all directions with architectural features (roof forms or parapet walls) on each building. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.
4. A PUD Agreement must be signed by the owner/occupant and a bond or letter of credit for the required 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.
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 planted, within three months, weather permitting.
6. All trash collection containers shall be enclosed within the building or screened from view and enclosed within a permanent dumpster enclosure. All dumpster enclosures shall be constructed with the same materials used to construct the building. The dumpster enclosure's gate shall be constructed of a vinyl or composite material, or other material, to be approved by the Planning Department.
7. Temporary signs shall not be permitted within this development with the exception of a construction sign that will be allowed during construction of the project.
8. All concerns of the City Engineer, Fire Department, Sanitary Engineer and the Planning Department shall be addressed and approved prior to the release of a zoning permit.
9. The façade shall not be painted or altered without the express permission of the

Planning Department and/or the Planning Commission.

10. A final landscape plan and final photometric plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit for the building.
11. Impact fees shall be paid prior to the release of the commercial/industrial zoning permit.
12. The proposed light fixtures must match, in height and design, those of the adjacent development. No light poles may be located outside of any landscape area.
13. This outlot shall be allowed one ground sign that can be up to 4 feet tall with 32 square feet per sign face. The design of the ground sign shall include a masonry base and sides that shall be constructed of similar material to those on the proposed building.
14. This outlot shall be allowed two square feet of wall signage for each linear foot of building frontage not to exceed 250 square feet with a maximum letter height of 48”.
15. The final details and design of the retaining wall shall be reviewed and approved by the Planning and Engineering Departments prior to the release of a zoning permit. The retaining wall shall match in design and color those retaining walls in the adjacent development.

Motion was seconded by Mr. Shrider. Motion PASSED by a roll call vote of 3-0.

SUBDIVISIONS

S-18-1, Traditions of Beavercreek

Mr. Burkett summarized the staff report dated February 2, 2018, on a request by Leo Brown Group, LLC, 802 E. 86th Street, Indianapolis, IN 46204. The applicant is requesting approval of a replat of Traditions of Beavercreek to add 18.71 acres of unplatted land to the existing 17.69 acre subdivision. Staff recommended approval of the case with three conditions.

Mr. Shrider MOVED to approve S-18-1 with three conditions:

1. The approved record plan shall be the plan stamped “Received February 1, 2018,” 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 Mr. Loftis. Motion PASSED by a roll call vote of 3-0.

S-18-2, Shoppes at Fairfield Commons Replat

Ms. Pereira summarized the staff report dated February 2, 2018, on a request by BSM Development, 3011 Armory Drive, Suite 120, Nashville, TN 37204. The applicant is requesting approval of a replat of the existing Shoppes at Fairfield Commons Subdivision to allow for the creation of one additional lot adjacent to the KFC restaurant. Staff recommended approval of the case with three conditions.

Mr. Shrider MOVED to approve S-18-2 with three conditions:

1. The approved record plan shall be the plan stamped "Received December 07, 2018," 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 Beaver creek 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 Mr. Loftis. Motion PASSED by a roll call vote of 3-0.

ADJOURNMENT

Mr. Loftis MOVED adjournment at 6:32 p.m., seconded by Mr. Shrider. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk