

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, March 7, 2018

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. Self thanked Mr. Curran for his time he served on the Commission, and welcomed new member Alex Hight.

Mr. Loftis MOVED approval of the agenda removing Item VII. Decision Items A. PUD 97-3 MOD 2/18, Minor, Soin Medical Center Surgery Expansion. Motion was seconded by Mr. Shrider and PASSED by majority voice vote.

REORGANIZATION

Chairman

Mr. Loftis nominated Mr. Self for chairman, seconded by Ms. Akers. There were no other nominations, so Mr. Self was selected as chairman.

Vice Chairman

Mr. Hight nominated Mr. Loftis for vice chairman, seconded by Mr. Shrider. There were no other nominations, so Mr. Loftis was selected as vice chairman.

Mr. Shrider MOVED approval of the February 7, 2018 minutes. Motion was seconded by Ms. Akers and PASSED by majority voice vote. (Hight abstained)

PUBLIC HEARINGS

PC 18-4, A.S. Properties, ASRA

Clerk Gillaugh read the notice of public hearing on an application filed by Mark Plavac, 1942 River Ridge Drive, Spring Valley, OH 45370. The applicant requests an Administrative Site Plan Review and Approval (ASRA) for 1 acre of land to construct a new medical office building. The property is located at 4016 Indian Ripple Road further described as Book 3, Page 10, Parcel 215 on the Greene County Property Tax Atlas.

Steven Butler, Community Civil Engineers, stated they have been working with staff and are requesting to build a medical office building. He said they went through this process about two years, and at that time they were going to try to keep the existing structure on the site. Mr. Butler explained they are proposing to make the building a little bit larger and will be eliminating the existing structure.

Mr. Burkett summarized the staff report dated February 23, 2018, which stated the applicant is requesting approval of a detailed site plan for the construction of a 6,300 square foot medical office on one acre. Mr. Burkett discussed the location of the property, what currently existing on the property, the zoning and land use for the property and the surrounding properties, the parking requirements, the access and transportation improvements, the stormwater detention pond, the building setbacks and buffers, the building design and

materials, the landscaping requirements, and several conditions listed in the resolution. Staff recommended approval of the case with 18 conditions.

In public input, George Rocheleau, 1884 N. Longview Street, stated he was concerned about pedestrian access or the sidewalk around the property and requested it be addressed. He also wanted to make sure the project would meet ADA standards.

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

Mr. Shrider asked if there was a typical size standard for a new structure in an RO-1 District. Mr. Burkett explained the Code requires it stay residential in scale and character. Mr. Shrider questioned if there was a size restriction from a square footage standpoint in an RO-1 District from what is proposed to what has already existed. Mr. Burkett said no. Mr. Shrider asked if there was a sidewalk that currently exists along the road. Mr. Burkett stated there was a sidewalk installed along the north and south sides of Indian Ripple Road when the road project was done, and they have required them to add sidewalks on the side around the parking areas. He explained they will have to follow ADA guidelines when they construct the building. Mr. Shrider questioned if there was any kind of size restriction square footage wise since this is one acre. Mr. Burkett stated there is no minimum lot size requirements for RO-1 Districts, and the Code required 25% of the site remain pervious surface and they surpass that with 53%.

Ms. Akers asked if the 53% of pervious surface was for the one acre. Mr. Burkett said yes. Ms. Akers questioned if they could make a sidewalk connection from the existing sidewalk along Indian Ripple Road to the parking lot. Mr. Butler said they can connect to the existing sidewalk. Ms. Akers asked what the plans were for the remaining property. Mr. Butler said at this time there are no plans. Ms. Akers questioned what type of medical facility this was going to be because she was concerned with the business hours. Mark Plavac stated the doctor is a neurologist, and the hours are 8 AM to 4:30 PM, Monday through Friday. He said the approximate number of patients is 15 per day. Mr. Plavac explained they have a plan for a second provider and they are estimating no more than 30 patients per day. He thought in the future the one acre may be expanded, but it will all be based upon the guidance they receive from staff. Mr. Plavac stated they have no commitments for the rest of the property at this time.

Mr. Loftis saw the handicap space to the north and questioned why it was located there. Mr. Burkett explained they did have the applicant add a sidewalk, but they wanted to make sure they had a handicap space near the rear entrance. Mr. Loftis asked why they were being required to subdivide the lot. Mr. Burkett said they only rezoned the first acre because of the way the parcel was classified on the Land Use Plan. Mr. Loftis questioned if they would have to go through the same process if they wanted to build something on the parcel to the north. Mr. Burkett explained they would be allowed to build a single-family home on the lot or they would have to come before the Commission and Council if they wanted to rezone the property.

Mr. Self asked if the 35-foot easement would be paved. Mr. Burkett explained 24-25 feet will be paved, and the remaining 10 feet will be for utilities. Mr. Self questioned if that would be built to City standards. Mr. Burkett explained it will be a private driveway. Mr. Self suggested the landscaping on the east side of the property be all the way to the north property line because they have a row of parking spaces that will not be screened otherwise. Mr. Plavac explained there is at least 10 to 15 existing trees and shrubbery already there, but they will consult with staff on what will be needed so there are no headlights on the neighbor's back yards. Mr. Self asked if he was going to be the owner of the remaining land. Mr. Plavac discussed what could potentially be built on the other lot, and said they will continue to own it.

Mr. Lofits MOVED to approve PC 18-4 with 18 conditions:

1. The approved site plans for this development shall be the plans stamped "Received February 22, 2018", except as modified herein.
2. The approved architectural plans for this development shall be the plans stamped "Received February 8, 2018", except as modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required Development 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 Development 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 dumpster enclosure shall be constructed of materials to match the building. 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.

8. Wall and/or ground signage shall adhere to the regulations set forth in the Zoning Code for RO-1 districts. The final design and location shall be subject to review and approval by the Planning 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 the same stone as used to construct the new principal structure.
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 Department. Maximum mounting height for any parking fixture shall be 16 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. 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 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 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.
16. A final subdivision for the entire property 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. The final record plan shall show cross access easements to the north and west as well as appropriate detention easement between the two newly created lots.

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. The exterior construction hours shall be limited to 7 a.m. to 7 p.m., Monday thru Saturday.

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

PUD 541 MOD 2/18, Major, Raising Cane's Chicken Fingers

Clerk Gillaugh read the notice of public hearing on an application filed by Drew Gatliff, 1062 Ridge Street, Columbus, OH 43215. The application requests a major modification for 1.17 acres of land to allow for the construction of a restaurant known as Raising Cane's Chicken Fingers located on the north side of Indian Ripple Road and west of the existing Waffle House restaurant further described as Book 3, Page 7, Parcel 3 on the Greene County Property Tax Atlas.

Drew Gatliff, Raising Cane's Ohio, stated the plans they had presented before on North Fairfield Road had not come to fruition so they were happy to be back in front of the Commission tonight. He said he was available to answer any questions.

Ms. Pereira summarized the staff report dated February 28, 2018, which stated the applicant is requesting to construct a 3,500 square foot restaurant building. She discussed the location of the property, the previous application Raising Cane's submitted that was not constructed, the building design and materials, the access points to the site, the landscaping plan, the parking requirements, and the lighting requirements. Staff recommended approval of the case with 15 conditions.

In public input, George Rocheleau, 1884 N. Longview Street, stated his concerns were pedestrian access, sidewalks, and to make sure it is within ADA standards.

Dan Eisenhauser, Flying Ace Car Wash, stated they have visited several Raising Cane's and they love the business and the product. They thought it would be a great fit for the community, and they hoped it gets approved.

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

Ms. Akers referred to the dumpster location, and asked if it was protruding out into the drive aisle. Ms. Pereira explained it is re-enforced concrete for the garbage truck so it doesn't crack. Ms. Akers had several concerns with the access points, and was concerned the drive-thru traffic was going to back up into the access lane to the south. Ms. Pereira said this proposal has the drive-thru and the parking area separated so staff thought it would not be a problem. Ms. Akers was concerned with the northwestern entrance. Ms. Pereira explained that is a one-way only. Ms. Akers said she was concerned the drive-thru was going to back up, and asked who will have the right-of-way. Ms. Pereira stated there will be a stop sign and those people will have to stop, so the cars coming into the site from the other direction will have the

right-of-way. Mr. Gatliff said the times they are really backed up, which typically tends to be when the store first opens, they do employee traffic control being employees or off-duty police officers. He explained they intend to work with At Home to utilize their parking area during that time. Mr. Gatliff said they anticipate anywhere from 10 to 15 cars during their peak hours, and the proposed drive-thru will stack 13 to 14 of the cars. Ms. Akers questioned if the traffic doesn't slow down after they have been open for a while, if they would be able to have traffic control then. Mr. Gatliff stated yes they will be out there until the sale volume dies down. He explained the last thing they want is angry neighbors or angry customers.

Mr. Hight asked if this area will be re-paved. Ms. Pereira explained they recently re-paved the entire parking lot and landscape islands have been installed as part of the At Home project. Mr. Gatliff stated all the paving is planning to be replaced on their lot. Mr. Hight questioned what their hours of operation were. Mr. Gatliff said typically the hours are 10:30 AM to 11:00 PM, Sunday through Thursday and 10:30 AM to midnight Friday and Saturday.

Mr. Shrider asked if the concrete island existed in front of the Waffle House. Ms. Pereira said she was not aware of any changes on the Waffle House site, and believed it existed. Mr. Shrider was concerned about the traffic exiting the site or traffic trying to turn left from the main drive isle, and questioned if there could be a no left turn sign added. Ms. Pereira understood the concern, but she wasn't sure how often someone would try to do that. Mr. Shrider asked if an issue would arise, if a sign could be installed. Ms. Pereira said yes. Mr. Shrider questioned if the sign was within typical size standards. Ms. Pereira explained it was a mural, and staff added a condition that allowed it because it helps to break up the brick elevation.

Mr. Self questioned if there was a sidewalk running along Indian Ripple Road. Ms. Pereira said there is one on the south side but not along the north side. She explained there is a large retaining wall in that area. Mr. Self said typically when there is an outlot in an existing parking lot, there is a cross access/cross parking agreement. Ms. Pereira stated they are not creating a new lot.

Mr. Hight asked if there was any concern with pedestrians during the late hours. Ms. Pereira explained they have not had any issues with pedestrians or late night issues.

Ms. Akers MOVED to approve PUD 541 MOD 2/18 with 15 conditions:

1. The approved site plans for this development shall be the plans stamped "Received February 28, 2018", except as modified herein.
2. The approved architectural elevations for this development shall be the plans stamped "February 28, 2018", except as modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of any zoning permit for this project. The 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.

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. Signage shall be permitted on the south, west and east elevations and shall be limited to one sign, not to exceed 40 square feet, per elevation. The mural shall be additionally permitted on the west elevation and shall be limited to 84 square feet and must be removed if Raising Cane's vacates the building. The ground sign shall be limited to 30 square feet per sign face and 6.2 feet in height. An additional preview board and menu board shall also be permitted.
6. No temporary signs of any kind are permitted in this PUD.
7. 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 shall be located in the paved area of the parking field and all fixtures shall be full cutoff fixtures.
8. 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 materials architecturally compatible with the 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.
9. The building exteriors shall not be painted or altered in any way that varies from the approved elevations unless otherwise approved by the Planning Department or, if required, by the City Council and/or Planning Commission.
10. Any proposed gutters and downspouts shall be internally mounted.
11. 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.
12. All service doors and man-doors shall be painted to match the surrounding materials of the building.

13. 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. Final drainage calculations shall be approved by the City Engineer prior to the release of any zoning permits for this project.
14. All concerns of the City Engineer, Fire Department, Sanitary Engineer, Planning Department and the Beavercreek Police Department shall be addressed prior to the issuance of any zoning permits for the project.
15. The overnight parking of semi-trucks or semi-truck trailers shall be prohibited within this PUD.

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

PUD 4-80 MOD 2/18, Minor, McDonald's Renovation

Mr. Burkett summarized the staff report dated March 7, 2018, on a request by Jim McFarland (Agent for Owner), 175 Third Street, Suite 170, Columbus, OH 43219. The applicant, acting as an agent for the property owner, is requesting approval of an architectural modification to the existing McDonalds located at 3157 Dayton-Xenia Road. No changes to the layout of the site are being proposed with this application. Staff recommended approval of the case with eight conditions.

Ms. Akers thought this was a great improvement to the site.

Mr. Self believed it was going to be a real improvement and looked forward to seeing it implemented.

Mr. Burkett stated they are planning on starting the project around April 1st, and it should take about five weeks to complete. He said the drive-thru will remain open during the renovation.

Mr. Shrider MOVED to approve PUD 4-80 MOD 2/18 with eight conditions:

1. All conditions and restrictions of PUD 4-80, and any modifications shall remain in full force and effect.
2. The renderings and architectural elevations stamped "Received February 28, 2018" shall be the approved renderings for this modification.
3. All wall signs shall be individually mounted channel letters, the use of raceways or painting of letters on the wall shall be prohibited.
4. All building mechanical equipment is to be screened from all directions with architectural features (roof forms or parapet walls). Metal screening will not be

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accepted. Pad mounted equipment must be screened with landscaping and/or masonry walls and shall not be visible to the public.

5. All man-doors and service doors shall be painted to match the color of the brick as to blend in with the proposed façade.
6. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
7. The metal awning on the northeast corner of the building shall continue around the corner and continue on the north elevation, similar to the awning shown in Exhibit A.
8. The ladder, ladder protective fencing, scuppers and downspouts shall all be painted to match the exterior of the building.

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

ADJOURNMENT

Ms. Akers MOVED adjournment at 7:00 p.m., seconded by Mr. Hight. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk