

BEAVERCREEK CITY COUNCIL  
REGULAR MEETING March 11, 2019 6:00 p.m.

PROCLAMATIONS

◆ National Girl Scout Week, Susan Grinkemeyer

**CALL TO ORDER**

Mayor Stone called the meeting to order followed by roll call

PRESENT: Council Member Curran, Council Member Litteral, Council Member Rushing, Council Member Upton, Council Member Vann, Vice Mayor Garcia

ABSENT: Mayor Stone

Council Member Litteral MOVED to excuse Mayor Stone, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

ALSO IN ATTENDANCE: Randy Burkett, City Planner; Dennis Evers, Chief of Police; Bill Kucera, Financial Administrative Services Director; Pete Landrum, City Manager; Jeff McGrath, Planning & Development Director; Steve McHugh, Legal Counsel; Dianne Miscisin, Clerk of Council; Mike Thonnerieux, Public Administrative Services Director

**PLEDGE**

Council Member Upton led the pledge and a moment of silence.

**APPROVAL OF AGENDA**

Council Member Rushing MOVED to approve the agenda, seconded by Council Member Curran. Motion PASSED by majority voice vote.

**PUBLIC HEARING – PUD 06-6 SSP #3 Noah's Event Venue**

Clerk Miscisin read an application filed by Noah's Event Venue c/o Chris Winkle, 47 Greenfield Drive, Milford Center, OH 43045. The application requests approval of a specific site plan to allow for the development of a 2-story, 7,027 square foot event venue facility on 2.878 acres of land. 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.

**Applicant Presentation**

Chris Winkle, 47 Greenfield Drive, Milford Center OH 43045

Mr. Winkle explained that Noah's Event Venue was a corporate business meeting and reception facility with 44 locations currently open across the country. He reviewed the venue's options and who they would be catering to.

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#### Staff Presentation

Mr. Burkett summarized the staff report dated March 7, 2019 stating the applicant was seeking approval of a specific site plan to allow for the construction of a 7,520 square foot banquet center within Mission Pointe on 2.9 acres. He reviewed the location, surrounding zoning, the proposed site plan, permitted uses, access points, parking, elevations, landscaping and signage. Planning Commission and staff recommended approval of this request.

#### Public Input

There being no public input, public input was closed.

#### Council Input

Council Member Litteral thanked the applicant for coming to Beavercreek

Council Member Vann asked about the catering kitchen. Mr. Winkle said it has a warmer, cooler and a two compartment sink and an exit door. Council Member Vann asked what media they provide. Mr. Winkle said it was all high end in all the rooms.

Council Member Upton was concerned about the stream. Mr. Burkett reviewed the plan.

Council Member Rushing asked if there was a sign at the entrance of Mission Point. Mr. Burkett said there was a large sign for the development.

#### Motion

Council Member Upton moved for the purpose of taking administrative action, approval of a Specific Site Plan for Dunkin Donuts, on the basis that City Council finds the facts submitted with the application and accompanying materials, and modifications, amendments and supplementary conditions satisfy the standards and criteria for a Specific Site Plan as per §158.066 of the Zoning Code. Supplementary conditions required of this approval shall be as follows. Council Member Upton further moved that this motion with all conditions be fully recorded in the minutes of this Council meeting.

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.

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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.
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.

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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.
16. A final subdivision for the entire portion of the property encompassing the site plan shall be approved by Planning Commission and recorded

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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.

Seconded by Council Member Vann. Motion PASSED by majority voice vote.

#### **ORDINANCES, RESOLUTIONS AND PUDS**

Ordinance 19-02 Council Compensation (First Reading)

Clerk Miscisin read an Ordinance increasing the annual salary of the members of council to twelve thousand dollars (\$12,000.00) effective January 1, 2020 per Charter Section 4.10 Compensation.

Mr. McHugh stated there was a work session on this topic. He explained that per the charter this has to be adopted and in effect prior to June 1<sup>st</sup> of an odd calendar year. He said this does not affect any council member sitting on council today unless they are re-elected for a new term. He said the last time legislation was passed for an increase was in 2005, effective 2006.

Council Member Upton asked if this would give council full year's credit with OPERS. The answer was yes. Council Member Upton explained the Ohio Public Employees Retirement System requires a minimum amount paid each year. Under the current council salary, they are not credited for a full year because it was under the minimum.

Council Member Vann MOVED to move Ordinance 19-02 to the second and third readings, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

#### **DECISION ITEMS**

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**Board and Commission Appointments**

Council Member Upton MOVED for the renewal of the previous question of appointments to the Charter Review Commission, seconded by Council Member Litteral. Motion PASSED by majority voice vote.

*Charter Review Commission (7 Vacancies)*

Council Member Litteral MOVED to open nominations for Charter Review Commission, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Council Member Upton nominated Cassie Barlow. Council Member Litteral nominated Vicki Giambrone. Council Member Vann nominated Brian Jarvis. Council Member Rushing nominated Johnathon Meyer. Council Member Upton nominated Don Adams. Council Member Vann nominated Christopher Stein. Council Member Upton nominated Mike Canida.

Council Member Litteral MOVED to close nominations for Charter Review Commission, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Council Member Vann MOVED to appoint Don Adams, Cassie Barlow, Mike Canida, Vicki Giambrone, Brian Jarvis, Johnathon Meyer and Christopher Stein to the Charter Review Commission for the term beginning March 11, 2019, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

*Youth Development Council (2 Vacancies Minimum)*

Council Member Litteral MOVED to open nominations for Youth Development Council, seconded by Council Member Rushing. Motion PASSED by majority voice vote.

Council Member Litteral nominated Ashley Hall. Council Member Upton nominated Anna Myrick.

Council Member Upton MOVED to close nominations for Youth Development Council, seconded by Council Member Curran. Motion PASSED by majority voice vote.

Council Member Litteral MOVED to appoint Ashley Hall and Anna Myrick to the Youth Development Council for the term March 11, 2019 through February 28, 2021, seconded by Council Member Upton. Motion PASSED by majority voice vote.

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### **COUNCIL TIME**

Council Litteral congratulated Captain Fiorita who earned the designation of a Certified Law Enforcement Executive and for also being accepted into the FBI academy. She thanked the drivers who have been removing the snow during the snow season. She reminded everyone the school was a separate entity and to please contact the school board regarding the school levy and bond issues.

Council Member Vann said she, Mayor Stone and Council Member Rushing attended the Lego robot competition at Wright State University. She attended the Pancakes in the Park at Russ Nature Center. She presented a draft City of Peace committee document to council to review at a future work session.

Council Member Upton said good luck to the Wright State University's men's basketball playing in the Horizon League Tournament.

Council Member Curran passed out a flyer for the Beavercreek Senior Lifelong Learning Program which would be beginning on April 1st.

### **VICE MAYOR'S REPORT**

Vice Mayor Garcia thanked the girl scouts for attending. She reviewed the eight ladies who recently received the Gold Award.

### **CITY MANAGERS REPORT**

Mr. Landrum reviewed the resurfacing of North Fairfield Drive that would be starting soon. The 2019 Resurfacing Program can be viewed on the city's website. Trivia Night at the Beavercreek Golf Course will be held at March 22 at 6:00 p.m. The 7<sup>th</sup> Annual Resident Appreciation at the Golf Course will be held March 28-31, 2019.

### **CITIZEN COMMENTS**

There being no comments, Citizen Comments was closed.

### **ADJOURNMENT**

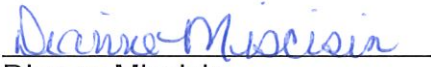
Council Member Curran MOVED to adjourn the meeting at 7:06 p.m., seconded by Council Member Litteral. Motion PASSED by majority voice vote.



Bob Stone, Mayor

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ATTEST:



Dianne Miscisin  
Clerk of Council  
Cmin031119