

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, May 2, 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. Loftis MOVED approval of the agenda. Motion was seconded by Mr. Hight and PASSED by majority voice vote.

Ms. Akers MOVED approval of the April 4, 2018 minutes. Motion was seconded by Mr. Shrider and PASSED by majority voice vote.

PUBLIC HEARINGS

PUD 93-4 MOD 4/18, Beavercreek Ground-Up (Tabled)

Mr. Akers MOVED to table PUD 93-4 MOD 4/18 until the June meeting. Motion was seconded by Mr. Loftis and PASSED by majority voice vote.

PC 17-4, Roddy ASRA

Clerk Gillaugh read the notice of public hearing on an application filed by Dr. Ron and Tammy Roddy, 109 Castle Pines Court, Xenia, OH 45385. The applicant requests an Administrative Site Plan Review and Approval (ASRA) for 1.7 acres of land to construct a new medical office building. The property is located at 4090 Indian Ripple Road further described as Book 3, Page 10, Parcel 223 on the Greene County Property Tax Atlas.

Dr. Ron Roddy stated his current practice of over 20 years is located on Lakeview Drive, and was in the Beavercreek Medical Center before that for about seven years. He explained they have outgrown their current facility, and last summer they purchased the property at 4090 Indian Ripple Road to expand and upgrade his practice. Dr. Roddy believed they would continue to maintain the existing office for those patients that it is more convenient for or they desire to do so. He stated he is a general dentist with a focus on implant reconstructive dentistry and some cosmetic dentistry. Dr. Roddy explained they are a low volume, comprehensive care facility with a focus on service. He explained it is their goal for the site to blend into the individual site, into the neighborhood, into the community as a whole, and to serve Beavercreek for decades to come.

Gene Tartell, Oberer Thompson Company, general contractor, and Jim Hawthorne, architect, said they would both be available to answer any questions that may arise.

Mr. Burkett summarized the staff report dated April 27, 2018, which stated the applicant is requesting approved of a detailed site plan for the construction of a professional office

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building on 1.7 acres. He discussed the location of the property, the rezoning case, the surrounding properties' zoning districts, the proposed site plan, the required parking spaces, the access point, the dumpster enclosure, the building elevations and materials, and the proposed landscaping plan. Staff recommended approval of the case with 17 conditions.

In public input, George Rocheleau, 1884 N. Longview Street, said he spoke with the property owner and suggested to connect the proposed sidewalk to the existing sidewalk along the roadway. He requested the Commission take that into consideration.

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

Mr. Shrider asked about landscaping along the northern property line. Mr. Burkett said some landscaping could be required there, but there is a detached garage and a lot of vegetation along the property line. He explained they needed to get the radius of the access drive for emergency vehicles so it is relatively narrow in that area. Mr. Shrider felt, with it being a detached garage and the vegetation that is already there, that would be sufficient. Mr. Shrider questioned if there had been any discussion to have the two sidewalks connect. Mr. Burkett stated they could add a condition to connect the sidewalks if the Commission chose to do so.

Mr. Loftis asked what the setback was from the parking lot to the property line. Mr. Burkett said there is not a setback for parking lots in RO-1 Districts, but it is approximately seven to eight feet from the property line. Mr. Loftis questioned if the hours of operation were going to be typical doctor office hours. Mr. Burkett said yes. Mr. Loftis asked if that radius of the access drive could be shifted ten degrees to the northeast. Mr. Burkett believed that would impede on the detention pond. He said they could add a row of evergreen shrubs along the northern property line if the Commission wanted to add a condition.

Ms. Akers questioned if there was an opposition from the applicant to connect the sidewalks. Dr. Roddy said he did not have any opposition to it, but he did not see a big advantage to it because they are not going to have walkup patients at this facility. Ms. Akers asked if he had any issues with adding evergreens along the northern property line. Dr. Roddy did not have a problem with that, and said that property line is pretty heavily wooded and brushy and a lot of it is on the adjacent property. He explained it is quite overgrown, so they are going to clean up their side. Dr. Roddy stated they would like to have a barrier back there because that detached garage is not attractive, so if the clearing does become an issue they will be happy to add landscaping in that area.

Mr. Self asked if staff received a lighting plan, and wanted to make sure there was no spillover at the property line. Mr. Burkett said they did not, but it is much easier to achieve now with the LED lighting. Mr. Self questioned if there was any other location to put the dumpster other than way back in the corner. Mr. Burkett explained from a circulation standpoint that makes the most sense. Mr. Self said with this being RO-1

Zoning that they will be limited to the occupancy in the other portion of the building. Mr. Burkett stated that was correct, and a condition was added that a permit would be required if a new tenant moved in. Mr. Self was concerned about the 20-foot strip never becoming a driveway. Mr. Burkett explained it is not wide enough, but a condition could be added. Mr. Self suggested adding a condition that would prohibit the sewer easement to be used as a driveway.

Mr. Shrider MOVED to approve PC 17-4 with 18 conditions, adding Condition #18:

1. The approved site plans for this development shall be the plans stamped "Received April 25, 2018", except as modified herein.
2. The approved architectural plans for this development shall be the plans stamped "Received April 25, 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 Development Department prior to the issuance of any zoning permits.
8. 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,

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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. The applicant may have two wall signs on the building, each of which shall be no greater than 25 square feet. 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 a 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 an appropriate detention easement as approved by the City Engineer.

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

18. There shall be no driveway installed on the 20-foot wide strip leading to Apple Blossom Place.

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

PC 18-6, Piano Preparatory School ASRA & PC 18-8, Piano Preparatory School CU

Clerk Gillaugh read the notice of public hearing on an application filed by Steve Butler, 2440 Dayton-Xenia Road, Ste. B, Beavercreek, OH 45434. The applicant requests an Administrative Site Plan Review and Approval (ASRA) for 1.371 acres of land and a conditional use to construct a new music school. The property is located at the northwest corner of Indian Ripple Road and Grange Hall Road further described as Book 3, Page 20, Parcel 3 on the Greene County Property Tax Atlas.

Jennifer Shoup, owner of the Piano Preparatory School, stated the school opened in 2005. She explained they specialize in quality music education focusing on piano, guitar, voice and strings. Ms. Shoup said where the school's faculty is from, and the relationship they have formed with the City of Beavercreek's Parks and Recreation Department. She stated the proposed facility will give them a little bit more breathing room, and to better serve the existing customers. Ms. Shoup discussed a personal connection she had with the land.

Mr. Burkett summarized the staff report dated April 27, 2018, which stated the cases are requesting approval of a detailed site plan and a conditional use approval for the construction of a musical educational facility on 1.4 acres. He discussed the location of the property, the zoning classification, the surrounding properties' zoning districts, the Land Use Plan designation, the site plan, the access point, the parking requirements, the stormwater detention requirements, the color elevation and building materials, the landscaping plan, and several of the conditions listed in the resolution. Staff recommended approval of the case with 18 conditions.

In public input, Constance Heigel, 68 Grange Hall Road, stated she has known the family for over 70 years and she thought it was great Ms. Shoup is doing this in memory of the family.

Stephen Butler, 2440 Dayton-Xenia Road, Ste. B, wanted to confirm the condition for the construction hours was for external construction only. Mr. Burkett said yes.

James Alt, 2440 Dayton-Xenia Road, Ste. B, design professionals for the project, said it has been a pleasure working with staff and the applicant and her family. He discussed a special element the building has, and explained they are in conversation with Berns

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Garden Center regarding the landscaping for the lot as they are looking forward to having such a lovely neighbor.

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

Mr. Loftis asked who owns the sliver of land to the east of the lot. Mr. Burkett explained that is City right-of-way.

Mr. Hight asked if staff was comfortable with the location of the access and how far it was from the light. Mr. Burkett explained it is over 300 feet away, and their peak hours are between 4 p.m. and 6 p.m. with approximately 8 students so they are not concerned about a lot of traffic coming and going to the site. Mr. Hight was concerned with people trying to make a left turn into the site. Mr. Burkett said because of the way the road is designed it would not take much to get a small amount of pavement installed that would allow people to go around.

Mr. Self believed the site had quite a grade difference between Indian Ripple Road and the back of the lot, and asked if the engineering plans showed catch basins in the parking lot for runoff. Mr. Burkett said yes. Mr. Self was glad to see no access onto Indian Ripple Road.

Ms. Akers MOVED to approve PC 18-8. Motion was seconded by Mr. Shrider. Motion PASSED by a roll call vote of 5-0.

Mr. Loftis MOVED to approve PC 18-6 with 18 conditions:

1. The approved site plans for this development shall be the plans stamped "Received April 5, 2018", except as modified herein.
2. The approved architectural plans for this development shall be the plans stamped "Received April 5, 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 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 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 brick 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.

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

PC 18-5 KNH Motors CU (Case was tabled at the 4/4/18 PC meeting.)

Clerk Gillaugh read the notice of public hearing on an application filed by Kevin Haughton, 4017 Colonel Glenn Hwy, Beavercreek, OH 45431. The applicant requests conditional use approval to allow for a vehicle sales to be located at 4017 Colonel Glenn Highway. The property is further described as Book 1, Page 2, Parcel 52 on the Greene County Property Tax Atlas.

Kevin Haughton, owner and operator of KHN Motors, stated they have been in business for 11 years and are new to the area. He explained their business is doing well at this location and they have had lots of great customers. Mr. Haughton said it is a very busy corner, and they hope they are able to receive approval so they can keep their business there.

Ms. Pereira summarized the staff report dated April 27, 2018, stating the applicant is requesting conditional use approval to allow for a used auto sales dealership to be located at 4017 Colonel Glenn Highway. She discussed the location of the property, the zoning classification, the reason for the conditional use application, the existing

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conditions of the site, the parking requirements, and several conditions listed in the resolution. Staff recommended approval of the case with 7 conditions.

In public input, Lawrence Buehrer, owner of the property at 4017 Colonel Glenn Highway, stated the person that was leasing the property prior to Mr. Haughton did have a lease there, however he didn't keep hardly any vehicles there. He said the property was actually leased, but it just looked vacant.

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

Ms. Akers asked if the City is requiring them to line the parking lot so there would be a distinguished difference where the employee and customer parking will be. Ms. Pereira said that condition was not added, but the Commission could add it if they wanted to. Ms. Akers questioned how many cars could approximately fit on the lot. Mr. Haughton estimated 30 cars.

Mr. Loftis said he was concerned there was no condition on prohibiting the applicant from working on cars on the site. Ms. Pereira said there isn't really any room or a facility on the site, and stated a condition could be added if the Commission chose to.

Mr. Self thought this was a very small B-3 lot. Ms. Pereira explained it was a remnant parcel. Mr. Self asked if they would not need a retention or detention pond. Ms. Pereira said no because nothing has changed with the site, but if they were to increase the parking area then they would have to talk to the City's Engineer. Mr. Self was concerned with inoperable vehicles on the site, and thought maybe a condition should be added.

Mr. Hight asked if that would affect his business. Mr. Haughton explained they have an offsite preparation facility. He said the only thing they do at the site is to sell and clean the vehicles.

Mr. Shrider referred to Condition #4, and asked what "designated" implied. Ms. Pereira explained they could be striped, but her thinking was they needed to keep a space open. She said the Commission could specify they need to stripe two spaces by the building in a condition.

Mr. Loftis MOVED to approve PC 18-5 with eight conditions, adding Condition #8:

1. No portion of any building may be occupied for the first time or reoccupied later until and unless an application for a Certificate of Use Compliance has been submitted by the property owner or by the prospective occupant and approved by the City of Beavercreek.
2. The Certificate of Use Compliance shall not be issued unless all of the conditions within this Resolution have been complied with to the satisfaction of the Planning

Department.

3. No vehicle shall be permitted to be parked, stored, repaired or left unattended in an area within the lot that is not paved with Portland cement concrete, bituminous/asphalt concrete nor shall any vehicle be parked, stored, repaired or left unattended in a manner so as to obstruct the view of traffic. Gravel surfaces shall not be permitted on the site.
4. There shall be a minimum of 2 designated off-street parking spaces for employees and customers that may not be used for the display of vehicles.
5. No outdoor sales or storage of goods or materials (such as tires, or other maintenance products) shall be conducted on the property.
6. Temporary signs, banners or streamers, etc. of any kind shall not be permitted.
7. The parking lot shall be kept in good condition. The City Engineer reserves the right to determine if the parking lot pavement condition is in disrepair and has not been maintained in a commercially acceptable condition, and that improvements are required. Those improvements shall be completed in a timely manner to the City Engineer's satisfaction.
8. There shall be no on-site vehicle repairs or inoperable vehicles on the property.

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

PC 18-7, Construction Standards Update

Clerk Gillaugh read the notice of public hearing for the purpose of reviewing an update to the City of Beavercreek's Construction Standards.

Jeff Moorman, City Engineer, discussed a memo dated March 9, 2018, which stated the Construction Standards purpose is to guide designers when they propose a new development. He explained the last time they were updated was in 2000 and multiple things have changed since that time. Mr. Moorman said it is necessary to do an update to supply the information to developers that come into town. He reviewed the major changes proposed, and recommended approval of the case.

In public input, George Rocheleau, 1884 N. Longview Street, asked if this set of standards addressed the issue with connecting private sidewalks to the City sidewalk. Mr. Moorman explained these standards really govern public improvements, and not private parking lots. Mr. Rocheleau said since he has been walking for four plus years, there are several places where the businesses' sidewalk does not connect with the City sidewalk. He gave several examples where this is an issue.

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

Mr. Loftis noticed on several of the recent road projects they did concrete stabilization, and asked if the City required soil stabilization or subgrade stabilization when private roads are installed. Mr. Moorman stated that is only a requirement on the major routes. He said the City does have an inspector onsite to make sure any soft spots are stabilized before they put down the gravel and the pavement when it is going to become the City's responsibility. Mr. Loftis and Mr. Moorman discussed the ODOT requirements regarding stabilization and the roads in Tara Estates. Mr. Loftis asked if the developer was required to do a bond for the road construction. Mr. Moorman said a bond is held until the roadway is constructed.

Mr. Hight MOVED to approve PC 18-7. Motion was seconded by Mr. Loftis. Motion PASSED by a roll call vote of 5-0.

SUBDIVISIONS

S-18-3, Mall at Fairfield Commons Replat

Ms. Pereira summarized the staff report dated April 27, 2018, on a request by David Montgomery, Pickerel Schaeffer & Ebeling, 40 N. Main Street, Dayton, OH 45423. The applicant is requesting approval of a replat of the existing Lot 3 of the Shoppes at Fairfield Commons. Staff recommended approval of the case with four conditions.

Mr. Self asked if the retention pond was part of this. Ms. Pereira said they are only selling the Panera lot, and the retention pond will be part of a new lot, but they are keeping it.

Ms. Akers MOVED to approve S-18-3 with four conditions:

1. The approved record plan shall be the plan stamped "APR 18 2018", except as modified below.
2. The Mylar shall be relabeled 'Replat of Lot 3' and the lot shall be divided into 3 separate lots: 3A, 3B, 3C
3. All concerns and comments of the Planning and Development 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.
4. 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. Hight. Motion PASSED by a roll call vote of 5-0.

ADJOURNMENT

Mr. Loftis MOVED adjournment at 7:11 p.m., seconded by Mr. Hight. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk