

BEAVERCREEK PLANNING COMMISSION  
REGULAR MEETING, July 18, 2018

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

ABSENT: Mr. Hight

Chairman Self called the meeting to order followed by roll call.

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

Ms. Akers MOVED approval of the agenda removing VI. A. PC 18-9, Zoning Map Update. Motion was seconded by Mr. Shrider and PASSED by majority voice vote.

Mr. Loftis MOVED approval of the June 6, 2018 minutes. Motion was seconded by Ms. Akers and PASSED by majority voice vote.

**DECISION ITEMS**

**PUD 97-3 MOD 6/18, Minor, Soin Medical Center Expansion**

Ms. Pereira summarized the staff report dated June 29, 2018, on a request by Andrew Cross-Danis (Agent for owner), 3233 Newmark Drive, Miamisburg, OH 45342. The applicant is requesting approval of a minor modification for Phase IV of the Soin Medical Center to accommodate the proposed South Tower, and approximately 172,000 square foot, seven-story expansion of the hospital. She discussed the location of the property, the site plan, the building elevations and materials, the parking requirements, and several of the conditions listed in the resolution. Staff recommended approval of the case with 14 conditions.

Mr. Self asked if the addition was going to be mostly beds, offices, or treatment areas. Rick Dodds, President of Soin Medical Center, stated it will be a surgery expansion and will be beds as they go up. He explained it will be an ICU on the second floor, and a lot of it will be open shell space until the need arises. Mr. Self said with the seven floors built out, he questioned how many beds there would be total. Mr. Dodds said it would probably be approximately 250 beds fully built out.

Mr. Loftis asked if there was a cross parking agreement in place. Mr. Dodds stated they do not have any at this time, and probably what they need to do is a more consolidated employee parking area across the street which would allow for more patient and visitor parking spaces.

Mr. Shrider said the rear parking lot only has one handicap spot proposed, and questioned if the rear of the building was going to be used for access to this new addition. Mr. Dodds explained the patients would continue to use the same main entrance.

Mr. Loftis MOVED to approve PUD 97-3 MOD 6/18 with 14 conditions:

BEAVERCREEK PLANNING COMMISSION, 7/18/18

1. The approved site and landscape plans shall be the plans dated "Received July 6, 2018" except as modified herein.
2. The approved elevations for the 172,000 square foot building shall be the architectural drawing and the associated color renderings dated "Received July 6, 2018."
3. A final landscape plan, showing plantings around the base of the building shall be reviewed and approved prior to the release of a zoning permit. 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.
4. Debris and trash shall be routinely collected by the owner from the parking lot and grounds of all areas of the project including storm drainage facilities. The City reserves the right to require more frequent collection as deemed necessary.
5. 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.
6. All man, service, loading dock and garage doors shall be painted to match the building per the approval of the Planning Department.
7. All trash collection containers shall be enclosed within a building or screened from view through the use of a permanent dumpster enclosure designed to match the building by using the same materials as those found on the building. All ground mounted mechanical equipment shall be screened from view per the review and approval of the Planning Department.
8. 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 a permit for the hospital building.
9. All roof top mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets).
10. Any new light poles shall match, in style and height, the existing poles on site.
11. All areas disturbed as part of the Phase IV construction shall be restored, seeded, and maintained and shall be free of noxious weeds and construction debris.

12. Downspouts shall be internally mounted and shall not be visible on the exterior of the structure or on any structure within this development except as specifically approved by the Planning Commission and/or Planning Department.
13. The construction area to the west of Royal Gateway shall be restored, seeded, and maintained once all Phases of the Medical Center project are completed.
14. Impact fees for the expansion may be required prior to the release of a zoning permit.

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

**ADJOURNMENT**

Ms. Akers MOVED adjournment at 7:14 p.m., seconded by Mr. Shrider. Motion PASSED by majority voice vote.

---

Melissa Gillaugh  
Deputy Clerk