



**BEAVERCREEK PLANNING COMMISSION**  
**Regular Meeting – March 4, 2020, 6:00 p.m.**

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
- IV. APPROVAL OF MINUTES
  - A. January 15, 2020
- V. PUBLIC HEARINGS
  - A. PC 20-4, Zoning Code Updates
- VI. DECISION ITEMS
  - A. PUD 519 MOD 8/19, Minor, Beaver Valley Shopping Center Signage  
(Tabled at November PC Meeting.)
  - B. Community Reinvestment Area
- VII. SUBDIVISIONS
  - A. S-20-2, IH Credit Union & Brookfield Station
  - B. S-20-3, Rock Drive
- VIII. ADJOURNMENT

BEAVERCREEK PLANNING COMMISSION  
REGULAR MEETING, January 15, 2020

PRESENT: Mr. Hight, Mrs. Schwartz, Mr. Self, Mr. Shrider

ABSENT: Mr. Loftis

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

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

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

Mrs. Schwartz MOVED approval of the December 4, 2019 minutes. Motion was seconded by Mr. Shrider and PASSED by majority voice vote.

**PUBLIC HEARINGS**

**PC 20-2 ASRA, Darst Road Medical Building**

Clerk Gillaugh read the notice of public hearing on an application filed by John Roll, 3176 Kettering Blvd., Dayton, OH 45439. The applicant requests an Administrative Site Plan Review and Approval (ASRA) for 1.58 acres of land to construct a 1-story medical office building. The property is located on the west side of Darst Road approximately 180 feet south of the intersection of Darst Road and Indian Ripple Road further described as Book 3, Page 10, Parcel 169 on the Greene County Property Tax Atlas.

John Roll, Roll and Associates, architect for the project, stated they are proposing to construct a one-story office building for a group of doctors. He explained the project is more of a residentially scaled project. Mr. Roll said they were excited about the project and would do their best to fit it in with the community.

Mr. Burkett summarized the staff report dated January 10, 2020 stating the applicant is requesting approval to construct a single-story 6,900 square foot medical office building on 1.6 acres. He discussed the location of the property, the site plan, the access point, the parking requirements, the buffer requirements, the building renderings and materials, the landscaping requirements, the lighting requirements, and the sign requirements. Staff recommended approval of the case with 18 conditions.

In public input, Steve Fox, engineer on project stated he was available for questions if the Commission had any.

Mr. Roll stated he would like to keep the parking area as it is and requested the Commission remove the condition requiring the buffer. He said they do not feel they need a turn around since that is staff parking but are willing to work with staff on.

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

Mrs. Schwartz referred to Exhibit B and questioned why they were adjusting the parking. Mr. Burkett explained the buffer requirements in the Zoning Code, but requested the Commission remove the condition regarding the buffer so the parking would stay as it is proposed. Mrs. Schwartz questioned how many doctors would be in the facility. Mr. Roll said there are four doctors that would typically be working. Mrs. Schwartz asked if it was a Monday through Friday, 8 am to 5 pm practice. Mr. Roll stated that was correct.

Mr. Hight referred to Exhibit C, and asked if staff was suggesting reducing the parking space widths down to 9 feet. Mr. Burkett said yes because there would be an interference with the curbing or the dumpster enclosure if the spaces were not reduced in width. Mr. Hight asked if they could remove a space. Mr. Burkett stated they could, but he knew the applicant wanted to maintain the 61 parking spaces.

Mr. Self stated he understood why staff was proposing to remove the parking space so the dumpster enclosure is not hit but he wasn't sure they needed to remove the whole space. Mr. Burkett said the applicant could work with the Engineer and have a little bit wider parking spaces if they would choose to. Mr. Self asked if an addition was constructed if it would meet the pervious surface requirement. Mr. Burkett said currently they to meet the requirement, and it would be something that would be evaluated at the time the addition was proposed.

Mr. Shrider wanted to make sure he understood the reason they would have nine-foot spaces was so there would be a turn around so someone would not have to back up. Mr. Burkett stated that was correct.

Mr. Schwartz asked what the applicant's preference was regarding that parking space. Mr. Roll said they would prefer to leave it as a parking space, but they were willing to work with staff.

Mrs. Schwartz MOVED to remove Condition #17 regarding the 50-foot buffer. Motion was seconded by Mr. Shrider. Motion PASSED by unanimous voice vote.

Mr. Shrider MOVED to approve PC 20-2 ASRA with 17 conditions:

1. The approved plans for this development shall be the plans stamped "Received December 5, 2019", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received December 5, 2019" except where modified herein.

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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 a zoning permit.
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. 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 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.
6. All trash collection containers shall be screened from view and enclosed within a permanent dumpster enclosure or completely kept within the building. Any dumpster enclosures shall be constructed of materials to match the building, and fitted with a closeable, lockable gate.
7. 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.
8. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
9. All service doors shall be painted to match the building per the approval of the Planning Department.
10. Any ground sign shall be a maximum of 5 feet in height, including a 1-foot masonry base and wrap (similar to that as represented in Exhibit A), and shall have a maximum of 25 square feet of sign area per sign face. The ground sign shall be constructed with a masonry base and wrap, to match the materials used to construct the building.
11. The applicant shall be permitted to have one wall-mounted sign, subject to the size limitations set forth in the Zoning Code for B2 properties. All sign letters/symbols shall be individually mounted. The use of raceway signs shall be prohibited.
12. 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 20 feet, and no pole shall be located in the paved area of the parking field. Lights in the parking lot shall be reduced to no greater than 25 percent illumination level within one hour of closing.

13. 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 for the building.
14. All mechanical units shall be completely screened from view from all directions with appropriate landscaping.
15. A final subdivision 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.
16. Prior to the expansion of the building into the "Prop. Future Building Expansion" area, the applicant shall submit and receive approval of a zoning permit for the said expansion area. The future addition shall be compatible in scale and architectural style with the architectural elevations approved with this application, and any future expansion area will require adequate parking, per the zoning code.
17. The northernmost parking space in the parking lot shall be striped and labeled as a "No Parking – Turn Around Area", as depicted in Exhibit B.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0.

**PC 20-1 CU, Shri Ram Chandra Mission**

Clerk Gillaugh read the notice of public hearing on an application filed by Shri Ram Chandra Mission, P.O. Box 3413, Princeton, NJ 08543. The applicant requests conditional use approval to allow for a place of religious assembly in an R-1A One-Family Residential District. The properties are located on the south side of Lantz Road approximately 180 feet west of the intersection of Town Hall Road and Lantz Road. The property is further described as Book 5, Page 6, Parcel 198 and 211 on the Greene County Property Tax Atlas.

Vijay Chitkara, representing the applicant, stated he practices his meditation services at this location. He said they are requesting conditional use approval at this property to provide services and activities related to the meditation center. Mr. Chitkara stated they have been providing services since 2001 at 3153 Lantz Road. He explained there facility here is the Midwest Regional Center, and they have trainings and workshops at their facility. He stated they do not have any issues with the neighbors and they provide an economic benefit to Beaver creek when they have people come in for their trainings.

Ms. Pereira summarized the staff report dated January 10, 2020, which stated the applicant is requesting approval for a conditional use for an expansion of the existing meditation center to the adjacent property at 3143 Lantz Road. She discussed the location of the property, the zoning classifications in the surrounding area, what currently exists on the property under discussion, and the existing mediation center and what services are provided there. Ms. Pereira explained the primary use of property

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would be small gatherings or small meetings and they have no intentions of changing anything on the property. She reviewed the sign requirements and several conditions proposed in the resolution. Staff recommended approval of the case with four conditions.

In public input, Harold Lewis, 1423 Town Hall Road, stated he was all for this case and they were good neighbors. He said in the future if anything is done to this property they needed to look into how it would affect the water runoff.

Roy Hale, 3128 Lantz Road, gave a handout to the Planning Commissioners. He said he was only in favor of the project if and only if the Commissioners would vote to make some safety changes that the City has to do. Mr. Hale reviewed the changes he would like to see done.

Pam Rodriguez-Roberson, 3058 Lantz Road, asked what the difference is between a conditional use and a permanent use. Mr. Self explained the property is zoned residential however there are other activities that the Commission can approve, and a place of religious assembly is one of the listed conditional uses. Mrs. Rodriguez questioned how it affected the tax base. Mr. McHugh stated this use would be tax exempt. Mrs. Rodriguez stated there is a concern with safety, lighting, and how the road maintenance would be taken care of since it is being changed from residential to a place of religious assembly.

Gary Zembo, 3061 Lantz Road, stated he was concerned about the traffic and the cars speeding.

Puneet Kumar, 3173 Lantz Road, stated he did not have any concerns.

Vijay Chitkara stated whenever they have large assemblies they remind all the participants to follow the speed limit. He appreciated the concerns of the citizens.

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

Mrs. Schwartz appreciated the concerns from the residences, but she didn't want to constrain the applicant in taking away from their organization to address the speed. She said they are two separate issues and was probably best suited to be addressed by City Council. Mr. McHugh stated while traffic maybe an issue, the Commission needed to focus on what kind of traffic this particular use would generate which would not be a high number. Mrs. Schwartz, Ms. Pereira and Mr. McHugh discussed the taxes for this property.

Mr. Hight said the removal of the tax from the house does not directly affect Lantz Road but the City as a whole.

Mr. Shrider asked what the runoff requirement would be if there was a project done on the lot. Ms. Pereira said in most cases it would improve the water runoff, and the Code does not allow the construction to make it worse.

Mr. Self stated when a property develops it tends to improve the drainage issues. He asked if a lot combination would be required for this property. Ms. Pereira said staff did not see the need in combining the lots.

Mrs. Schwartz asked Mr. McHugh who the citizens should address their concerns to regarding Lantz Road. Mr. McHugh suggested getting in contact with the City Manager's Office.

Mrs. Schwartz MOVED to approve PC 20-1 CU with four conditions:

1. A certificate of Use Compliance shall be reviewed and approved by the Planning and Development Department prior to the building being occupied.
2. No external speakers shall be allowed on this site.
3. Ground signage shall be limited to 24 square feet per sign face and 4 feet in height.
4. Any changes to the exterior of the property including, but not limited to, architectural changes, lighting, or parking shall be reviewed and approved by the Planning and Development Department and any other relevant agencies or departments.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0.

**PUD 19-1 Amendment 12/19, IH Credit Union**

Clerk Gillaugh read the notice of public hearing on an application filed by Chuck Springmyer, 3233 Newmark Drive, Miamisburg, OH 45342. The application requests approval of an amendment to add an additional 0.485 acers of land to PUD 19-1. The property is located east of 1464 and 1474 N. Fairfield Road further described as Book 5, Page 5, Parcel 272 on the Greene County Property Tax Atlas.

Rick Inesta, Danis Construction, stated they have been hired by the credit union to build the facility for them on North Fairfield Road. He said they are excited to enhance the property and he was available for questions.

Mr. Burkett summarized the staff report dated January 10, 2020, which stated they are requesting an amendment to PUD 19-1. He discussed the location of the property, the area proposed to be included in the PUD, and the Land Use Plan designation. Mr. Burkett suggested adding an additional condition regarding the uses, and recommended approval of the case with three conditions.

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In public input, Bruce Guidon, representing St. Luke Parish, thanked staff for the additional proposed condition regarding the excluded uses. He stated since the site would have 2-way traffic he was concerned that the lights that would shine into the residence to the south. He requested appropriate screening be required.

Harold Lewis, 1423 Town Hall Road, said he was concerned about traffic in and out of the site, especially making a left hand turn. He discussed a line-of-sight issue regarding a sign and the bushes at the intersection of North Fairfield Road and Lantz Road. Mr. Lewis said bicycles are also an issue. He stated there are going to be accidents there.

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

Mr. Hight asked if landscaping was required along the southern property line. Mr. Burkett said yes, a row of evergreen trees were required.

Mr. Shrider questioned if people could exit out onto the Lantz Road access if they didn't want to turn left out of the site. Mr. Burkett said yes they could.

Mr. Self asked about the zoning district. Mr. Burkett explained it would be zoned to PUD with no underlying zoning district. Mr. Self questioned if the lots would be combined. Mr. Burkett said a final subdivision would be required prior to the release of a zoning permit.

Mrs. Schwartz MOVED to approve PUD 19-1 Amendment 12/19 with three conditions, adding Condition #3:

1. All conditions of PUD 19-1 remain in full force and effect except where modified herein.
2. The 0.485 acres, as highlighted in Exhibit A, shall be added to PUD 19-1.
3. The following uses shall be excluded from the permitted uses in all of PUD 19-1:
  - Bar/tavern/night clubs
  - Cigars, cigarette and tobacco stores - retail
  - Hookah bars or Shisha bars
  - Tattoo and piercing parlors

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0.

### **PC 20-3, Land Use Plan**

Clerk Gillaugh read the notice of public hearing for the purpose of reviewing an update to the Land Use Plan.

Mr. Burkett summarized the memorandum dated January 9, 2020. He explained approximately every five years the Land Use Plan is reviewed and an update is

completed through Planning Commission and City Council. He discussed some of the major proposed changes were a new designation of Mixed Use, combining Open Space/Public, Open Space/Private and Public Facilities into one comprehensive classification Open Space – Public Facilities, a changed to the Medium-Density Residential, reorganizing certain VPAs, and changing the designation of 1,150 acres in the City. Staff recommended approval of the case.

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

Mrs. Schwartz referred to the medium density change and asked for some examples of those types of properties in the City. Mr. Burkett gave an example of a project. Mrs. Schwartz asked what the reasoning was for increasing the dwelling units per acre. Mr. Burkett explained the market is tending towards smaller lots and larger houses so the City wants to be able to offer opportunities. Mrs. Schwartz asked if it was only 3.8% of the City. Mr. Burkett said yes, it was only a small percentage of the City.

Mr. Self stated medium density could be apartments or condominiums as well as cluster. Mr. Burkett said yes, the City has some single-family medium-density developments. Mr. Self said by cluster he means individual houses with zero side yard setbacks. Mr. Burkett stated it could be. Mr. Self believed there are a number of different options for a developer wanting to go to that density that would not necessarily be multi-family apartment buildings. Mr. Burkett gave an example of a neighborhood in Beavercreek.

Mr. Hight referenced several proposed changes along Factory Road, and Mr. Burkett explained the zoning would not change and that the Land Use Plan is a guiding document for future development. Mr. Hight asked how many categories were proposed to be removed. Mr. Burkett discussed the categories and explained by reducing those it makes the map cleaner and easier to read.

Mr. Shrider referred to the mixed-use area, and questioned if it allowed more flexibility for the property to develop. Mr. Burkett explained it opens it for more opportunities and explained what the intent of the mixed use was.

Mr. Self stated the Land Use Plan is a guideline for developers, and explains what is and is not allowed to be developed in an area.

Mrs. Schwartz MOVED to approve PC 20-3. Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0.

## **SUBDIVISIONS**

### **S-20-1, Simms Cottages of Beavercreek Phase 2**

Ms. Pereira summarized the staff report dated January 10, 2020, on a request by Charles H. Simms, 2785 Orchard Run Road, Dayton, OH 45449. The applicant is requesting approval of a replat of Lot 48 of the Cottages of Beavercreek containing

approximately 7.58 acres of land, which was rezoned in 2016 to a Residential Planned Unit Development. Staff recommended approval of the case with three conditions and adding a fourth condition for an emergency access.

Mr. Self and Mr. McHugh discussed if Mr. Self needed to recuse himself, and Mr. McHugh determined he did not.

Mr. Self stated they did leave the trees on the southwest and asked if those were still required to stay. Ms. Pereira said yes, they have to meet the conditions of the specific site plan.

Mrs. Schwartz MOVED to approve S-20-1 with four conditions, adding Condition #4:

1. The approved record plan shall be the plan stamped "Received January 10, 2020", except as modified below.
2. 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.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineer, and Greene County Auditor shall be addressed and satisfied prior to release of the record plan for recording.
4. An Emergency Access and Maintenance Easement shall be shown at Terrace Drive.

Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 4-0.

#### **ADJOURNMENT**

Mr. Hight MOVED adjournment at 7:25 p.m., seconded by Mr. Shriver. Motion PASSED by majority voice vote.

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Melissa Gillaugh  
Deputy Clerk

**CITY OF BEAVERCREEK  
PLANNING COMMISSION  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> March 4, 2020	<b>Reference Topic:</b> PC 20-4 Zoning Code Updates
<b>Agenda Reference No.</b>	

<b>ACTION REQUESTED</b>		
<input type="checkbox"/> Adopt Ordinance	<input checked="" type="checkbox"/> Adopt Resolution	<input type="checkbox"/> Review and Comment
<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Accept Staff Recommendation	<input type="checkbox"/> Adopt Motion

<b>RESPONSIBLE DEPARTMENT OR AGENCY</b>		
<input type="checkbox"/> Finance	<input type="checkbox"/> City Council	<input type="checkbox"/> Law
<input type="checkbox"/> Parks & Recreation	<input type="checkbox"/> Engineering	<input checked="" type="checkbox"/> Planning & Zoning
<input type="checkbox"/> Police	<input type="checkbox"/> Public Service	<input type="checkbox"/> City Manager
<input type="checkbox"/> Clerk of Council	<input type="checkbox"/> Human Resources	<input type="checkbox"/> Other _____

Attached is list of proposed changes to the Zoning Code staff has been compiling over the last several months.

**STAFF RECOMMENDATION:**

Staff is recommending approval of this request as outlined in the attached resolution.

**PROCEDURAL OPTIONS FOLLOWING ACTION:**

The Planning Commission may choose to approve, modify, disapprove, or table this resolution.

# RESOLUTION

CITY OF BEAVERCREEK  
PLANNING COMMISSION  
March 4, 2020

RE: PC 20-4 Beaver creek  
Zoning Code Updates

WHEREAS, the City of Beaver creek Planning Commission has determined it necessary to make certain corrections and additions to the Beaver creek Zoning Code; and

WHEREAS, public hearing was held on March 4, 2020 by the Beaver creek Planning Commission at which time all people who wished to testify gave their comments at the public hearing.

NOW, THEREFORE BE IT RESOLVED that the Planning Commission recommends to the Beaver creek City Council:

## SECTION I

The City of Beaver creek Planning Commission recommends to City Council adoption of the amendment to the Zoning Code as attached in "Exhibit A" February 27, 2020.

## SECTION II

1. The approved Zoning Code shall be amended as described in "Exhibit A" dated February 27, 2020.

## SECTION III

These papers relating to the Zoning Code changes shall be submitted with this resolution to City Council.

The Clerk is directed to transmit the case to City Council for further determination as required by law.

ADOPTED:

VOTING FOR ADOPTION:

VOTING AGAINST:

\_\_\_\_\_  
Chairman

Attest:

\_\_\_\_\_

**SIGN, WALL.** Sign attached to a wall of a building, with the face horizontally or vertically parallel to the building wall.

**SIGN, WINDOW.** Signs affixed to the glass on the inside of a window, or erected within three feet of a window on the inside of a building, so as to be seen from the outside of a building.

**SLOPE.** The relationship between the change in elevation of land (rise) and the horizontal distance over which that change in elevation occurs (run). Slope may be calculated by dividing the rise by the run, multiplied by 100, and expressed as a percentage, or shown as a ratio.

**SMALL CELL FACILITY.** A wireless facility that meets both of the following requirements:

(1) Each antenna is located inside an enclosure of not more than 6 cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an enclosure of not more than 6 cubic feet in volume.

(2) All other wireless equipment associated with the facility is cumulatively not more than 28 cubic feet in volume. The calculation of equipment volume shall not include electric meters, concealment elements, telecommunications demarcation boxes, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

**SOLAR ENERGY.** Radiant energy (direct, diffused, and reflected) received from the sun.

**SOLAR FARM.** A solar energy operation whose primary purpose is the sale of solar energy for commercial gain.

**SPECIFIC SITE PLAN.** A detailed development plan for a part of, or all of, a planned unit development indicating the specific proposed locations of structures, signs, parking areas, means of vehicular access and movement, pedestrian walkways, landscaping and open space, lighting plans, buffering and screening devices, utility services, drainage and runoff control systems, and other details.

**STORY.** The part of a building, except a mezzanine as defined herein, included between the surface of one floor and the surface of the next floor, or if there is no floor above, then the ceiling next above. If the floor level directly above a basement is more than six feet above grade, such basement shall be considered a story.

**STORY, HALF.** An uppermost story lying under a sloping roof having an area of at least 200 square feet with a clear height of seven feet six inches. For the purpose of this chapter, the usable floor area is only that area having at least four feet clear height between floor and ceiling.

**STRUCTURE.** Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

**SUPPLEMENTARY CONDITIONS.** The Board of Zoning Appeals, the Planning Commission or City Council conditions that modify or alter proposed PUD zoning classification application, specific site plan applications, ASRAs, variances, or conditional uses.

**SWIMMING POOL.** A structure exceeding 100 square feet in water surface area or 12 feet in

<i>Type of Use</i>	<i>Parking Spaces Required</i>
Restaurant, bar, tavern or nightclub	One space for each 100 square feet of indoor floor area, plus one space for each employee on the largest shift, plus one space for each 200 square feet of outdoor dining area
Retail store solely for the sale of furniture, large appliances, or similar large items	One space for each 800 square feet of floor area, plus one space for each employee on the largest shift
Retail stores not specified elsewhere such as consumer electronic stores, book stores, video stores or other stores with similar small items	One space for each 250 square feet of gross floor area
Warehouse store, building material store, motorcycle sales, or similar store for large items	One space for each 800 square feet of floor display area, plus one space for each employee on the largest shift

(8) *Office.*

<i>Type of Use</i>	<i>Parking Spaces Required</i>
Medical, dental, or veterinary office or clinic	Three spaces for every examination or treatment room <u>for the first 20 rooms, one space for each examination or treatment room thereafter</u> , plus one space for each employee on the largest shift
Office/manufacturing combination	One space for each 300 square feet of office floor area, plus two spaces for each three employees on the largest shift within the manufacturing floor area portion
Professional and/or administrative office	One space for each 300 square feet of floor area, or one space for each employee, whichever is greater, plus one space for each vehicle used in the business and kept on the premises
Real estate, insurance, legal, finance or similar type of office	One space for each 200 square feet of floor area plus one space for each employee on the largest shift

(9) *Industrial.*

<i>Type of Use</i>	<i>Parking Spaces Required</i>
Manufacturing plant, warehouse, parcel delivery, freight terminal or similar use	Two spaces for each three employees on the largest shift for which the building is designed, plus one for each motor vehicle used in the business and maintained on the

**• 158.118 USE, PARKING AND STORAGE OF VEHICLES AND RECREATIONAL VEHICLES.**

(A) *Agricultural uses.* This section does not apply to those parcels classified as "Agricultural" under "class" by the Greene County Auditor's Office.

(B) *Commercial, construction and industrial vehicles and equipment.*

(1) The overnight parking or storage outside a fully enclosed building of any commercial vehicle is prohibited within any residentially zoned district or on any lot used for residential purposes. Commercial vehicles include step up vans, heavy trucks, semi-trailers, truck tractors, tractor trailers, moving vans, delivery trucks, box trucks, dump trucks, tow trucks, wreckers, buses, school buses, cranes, draglines, earthmovers, bulldozers, backhoes, trenchers or similar vehicles. The term also applies to any commercial vehicles which are used or licensed as a recreational vehicle and any vehicles used as a platform to hoist cranes, compressors, tank(s), ladder trucks, or similar equipment or as a means of transporting or storing a commercial vehicle. The overnight parking or storage of heavy trucks, semi-trailers, truck tractors, tractor trailers or similar vehicles is prohibited within any commercially zoned district or on any lot used for commercial purposes, except in areas designated and provided for standing, loading and unloading services, as defined in **• 158.113 OFF-STREET LOADING REGULATIONS.**

(2) The overnight parking outside of a fully enclosed building of any commercial vehicle within any commercial district is prohibited, with the exception of vehicles owned by the business and vehicles making scheduled deliveries to the commercial property.

(C) *Recreational vehicles.* All recreational vehicles stored or parked within the city, other than those districts in which the commercial storage of recreational vehicles is permitted, shall be in accordance with the following regulations:

(1) No recreational vehicle shall be used for living or sleeping when parked or stored on a residential lot.

(2) No more than two recreational vehicles are permitted to be located on a lot outside of a fully enclosed building.

(3) Recreational vehicles parked or stored shall not be connected to any utilities other than for maintenance purposes.

(4) All recreational vehicles, visiting or otherwise, shall be wholly parked in a parking area or driveway of Portland cement concrete, bituminous/asphalt concrete or continuous brick paver surface and in a manner so as to not obstruct the view of traffic.

(D) *Yard parking.*

(1) No person shall park or leave unattended, or cause to leave parked or unattended, any vehicle wholly or partially within any yard of any residential or commercial property, including adjacent public right-of-way (up to the edge of the road pavement), unless such vehicle is wholly within a driveway or parking area.

(1) If required, as determined by the Planning and Zoning Department, the application shall contain an original and copies of all application materials, as required on the checklist on file at the time of application with the Planning and Zoning Department in a quantity specified by the Planning and Zoning Department.

(2) Each plan shall bear statements declaring that no part of the land involved in the application has been previously used to provide required yard space or lot area for another structure.

(3) Where complete and accurate information is not readily available from existing records, the Planning and Zoning Department may require the applicant to furnish a survey of the lot by a registered engineer or surveyor.

(4) Each property owner or authorized agent shall be required to attest to the correctness of the statements and data furnished with the application.

(5) A file of such applications and plans shall be kept in the office of the Planning and Zoning Department, as required by the Ohio Historical Society.

(6) Approval of zoning permit. Within 45 days of an application being officially filed, the Planning and Zoning Department shall either approve or disapprove the application in conformance with the provisions of this chapter. One copy of the plan shall be returned to the applicant, after the Planning and Zoning Department shall have marked such copy either as approved or disapproved and attested to same by a representative of the Planning and Zoning Department's signature on such copy. One copy of plans, similarly marked, shall be retained by the Planning and Zoning Department. ~~The Planning and Zoning Department shall issue a placard, to be posted in a conspicuous place on the property in question, attesting to the fact that the application is in conformance with the provisions of this chapter.~~

(7) Submission to the Engineering Department. Before any zoning permit is issued affecting any land located within a drainage easement, the Engineering Department shall be provided a copy of the zoning permit for review. The zoning permit shall include any condition(s) specified by the Engineering Department as part of the approval and issuance of the zoning permit. In addition, any structure approved to be placed within a drainage easement shall be maintained at the discretion of the Engineering Department.

(87) Submission to Director of the Ohio Department of Transportation.

(a) Before any zoning permit is issued affecting any land within 300 feet of the centerline of a proposed new highway or highway for which changes are proposed, as described in the certification to local officials by the Director of the Ohio Department of Transportation or affecting any land within a radius of 500 feet from the point of intersection of the centerline with any public road or highway, the Planning and Zoning Department shall give notice by certified mail to the Director of the Ohio Department of Transportation. The Planning and Zoning Department shall not issue a zoning permit for 120 days from the date the notice is received by the Ohio Director of Transportation. If the Director of the Ohio Department of Transportation notifies the Planning and Zoning Department that the Director has purchased or begun proceedings to appropriate the land, the Planning and Zoning Department shall refuse to issue the zoning permit.

(b) If however, the Director of the Ohio Department of Transportation notifies the Planning

December 6, 2018

	B-1	B-2	B-3	B-4	I-1	I-2	O-1	ORP-1	RP-1
Hobby shops		X	X	X					
Holistic health center		X	X	X					
Home improvement contractors (no outside storage except in I-1 and I-2)			C	C	X	X			
Home improvement and decorating stores and services		X	X	X					
Hookah bar or Shisha bar		C	X	X					
Hospitals			X	X			X	X	X
Hotels, motels, Apartment Hotel			C	X			X	X	X
Income tax preparation	X	X	X	X			X	X	X
<u>Indoor shooting range</u>		<u>C</u>	<u>C</u>	<u>C</u>					
Industrial research laboratories					X	X			
Janitorial services			X	X					
Junk yards and salvage yards					X	X			
Kennel or cattery				C	X	X			
Landscape contractor (no outside storage except in I-1 and I-2)				C	X	X			
Laundries, dry-cleaning plants and linen supply					X	X			
Laundry and dry-cleaning - self-service (coin-op)		C	X	X					
Lawn mower sales, service and repair			X	X					
Legitimate theater			X	X					
Locksmith		X	X	X					

December 6, 2018

	B-1	B-2	B-3	B-4	I-1	I-2	O-1	ORP-1	RP-1
Place of religious assembly	C	C	C	C	C	C	C	C	
<del>Plumbing supply and contracting shops including storage yards</del>					X	X			
Poultry killing and dressing						X			
Pre-schools	C	C	C	C	C	C	C	C	
Printing services		X	X	X	X	X			
Public buildings including community center buildings and libraries	X	X	X	X	X	X	X	X	
Public utility buildings, telephone exchanges, transformer stations and substations except garage and maintenance buildings	C	C	C	C	C	C	C		
Recreation facilities and customary accessory buildings and gymnasiums		C	X	X	X	X	X		
Recycling center - collection point only -no outside storage					X	X			
Research and engineering laboratories		C	X	X	X	X	X	X	X
Residential cleaning services		C	C	C					
Restaurants - drive-in			C	X					
Restaurants - inside and accessory drive thru service only		X	X	X			X	C	C
Retail, General		X	X	X					
School, Commercial truck driving:				C	C	C			
School, Trade		X	X	X			C	C	C
Self storage warehouses				C	X	X			
Shoe repair, shoe shining and hat cleaning services		X	X	X					
Shoe stores		X	X	X					
Skating rinks			X	X	X	X			

December 6, 2018

	B-1	B-2	B-3	B-4	I-1	I-2	O-1	ORP-1	RP-1
Skeet or trap shooting range (commercial) but not within 600 feet of any residential district					C	C			
<u>Private solar farms</u>				C	C	C			
Storage of building supplies and equipment, contractors equipment, food, fabrics, hardware and similar goods when located entirely within a building, provided such buildings shall not be used for wrecking or dismantling of motor vehicles.					X	X			
Tattoo and piercing parlor		C	C	X					
Tattoo removal center		C	C	X					
Taxicab business				C	X	X			
Taxidermist services		X	X	X					
Teen clubs		C	X	X					
Television and radio broadcasting towers					C	C			
Television and radio stations			C	C	X	X			
Tin and sheet metal shops					X	X			
Tool and die shop, wrought iron shop, black-smith or machine shop					X	X			
Towing Service – outdoor storage in I-1 and I-2 only			C	C	C				
Trailer and manufactured home sales and storage					X	X			
Travel bureaus and ticket sales		X	X	X			X	X	X
Truck terminal					X	X			
Tutoring centers		X	X	X			X	C	C
Variety stores - retail		X	X	X					

**CITY OF BEAVERCREEK  
PLANNING COMMISSION  
AGENDA ITEM REPORT**

<b>Meeting Date:</b> March 4, 2020 <b>Agenda Reference No.</b>	<b>Reference Topic</b> PUD 519 MOD 8/19 Minor Beaver Valley Shopping Center Signage
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<b>ACTION REQUESTED</b>		
<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval	<input type="checkbox"/> Table
<input type="checkbox"/> Review and Comment	<input type="checkbox"/> No Action Requested	<input type="checkbox"/> Other

**REQUEST BY APPLICANT:**

The case was tabled at the November Planning Commission meeting to allow the applicant to work with staff to come to a compromise on the design of the ground sign. The applicant has submitted new renderings that staff feels are more consistent with the standards and expectations of the Planning Commission.

**STAFF RECOMMENDATION:**

Staff is recommending approval of this minor modification request with the conditions attached to this agenda item.

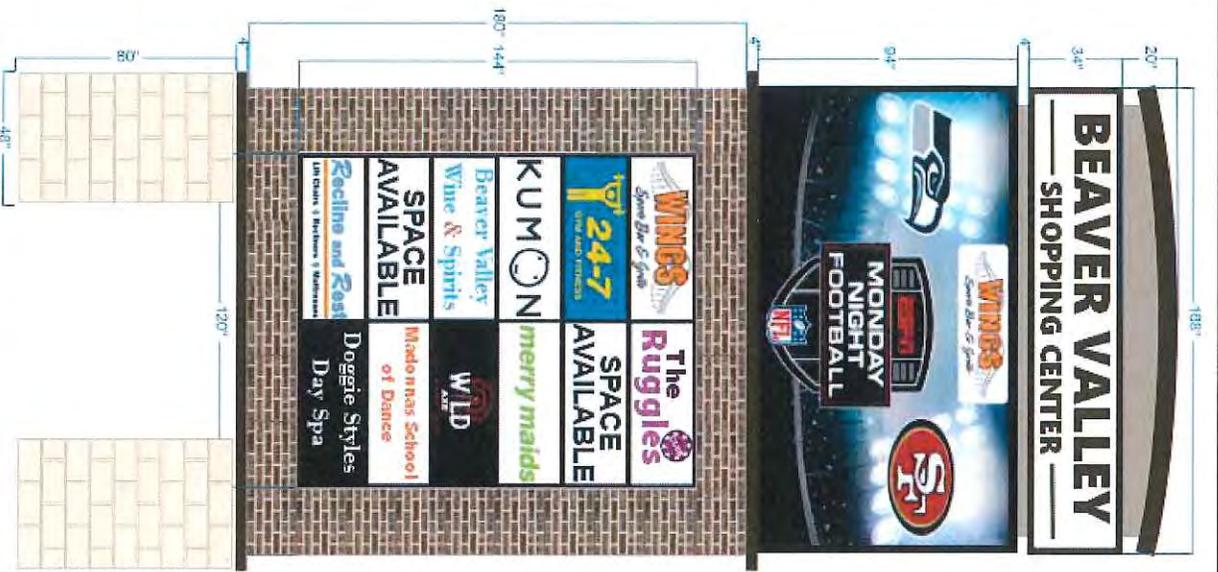
**PROCEDURAL OPTIONS FOLLOWING ACTION:**

The Planning Commission may choose to approve, disapprove, modify or table the attached application for further review.

## **RECOMMENDATION**

Based on this analysis, staff recommends disapproval of this request. Should the Planning Commission chose to approve the request it shall be subject to these conditions:

1. This request shall be bound by all prior conditions of PUD 519, except as modified herein.
2. The approved plans for this project shall be the plans stamped “Received February 26, 2020” except as modified herein.
3. A permanent sign permit must be approved by the Planning and Zoning Department for each of the signs prior to the start of construction.
4. All concerns and comments of the Planning and Zoning Department and City Engineer, shall be addressed and satisfied prior to release of a zoning permit.
5. The sign shall be located within a curbed landscape island containing landscaping around the base consistent with the requirements of the zoning code.
6. Perpetual maintenance of the landscaping shall be provided and any dead or diseased material shall be removed and replaced with similar types, species and size as what was originally installed within three months weather permitting.



**Decorative Sign Topper**

**Top Identification Sign**  
Internally Illuminated Aluminum Cabinet with Vinyl Copy

**Wilson Image Series**

140 pixels H x 260 pixels L  
16mm pixel pitch  
RGB 4.4 Trillion Colors  
Powder Coated Steel Cabinet with Front Removable Modules

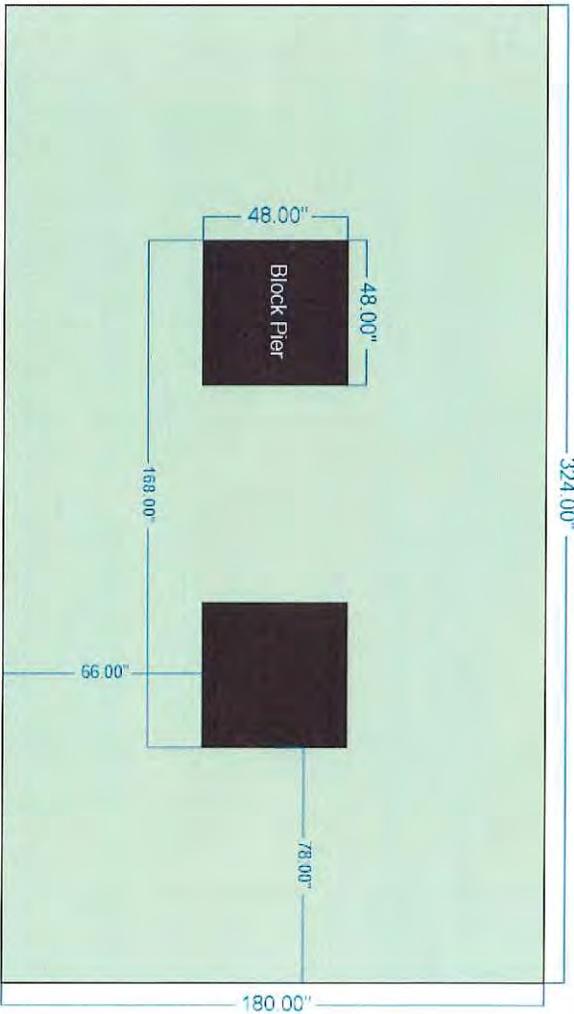
**Multi-Tenant Section**

12 Tenant Panels per Side  
Each Tenant Panel is 2' H x 5' L  
12' H x 10' L Aluminum Cabinet with divider bars  
Common Dark Bricks  
Surrounding Tenant Panels

**Sign Base**

Common, Light Colored, Split Face Block

Sign area is 270 ft/sq. Landscape is 405 ft/sq



Site Plan

**WILSON**  
ELECTRONIC DISPLAYS

300 Hamilton Avenue  
Dayton, OH 45403  
[www.wedled.com](http://www.wedled.com)  
877.401.5649  
"Our pride is in the display!"

Date: 2/26/2020  
Revision #: Original  
Sales Rep: Jim Molnar

**Beaver Valley Shopping Center**  
3255-3415 Seajay Dr.  
Beavercreek, OH 45434

**Client Approval**  
Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Date: FEB 28 2020  
CITY OF BEAVERCREEK  
PLANNING DEPARTMENT

This drawing is intended for your personal use only. Please do not share this design. Doing so can result in civil penalties. This drawing is for conceptual purposes only.



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***Planning and Development Department***

***MEMORANDUM***

**TO:** Planning Commission

**FROM:** Randall Burkett, Director of Planning and Development

**RE:** ***Community Reinvestment Area***

**DATE:** February 27, 2020

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Since mid-2018, the City of Beavercreek has been pursuing the establishment of an economic development tool, known as Community Reinvestment Areas. These are areas of land designated by a municipality in which property owners can receive tax incentives for constructing new buildings, or renovating existing buildings. These areas promote revitalization by offering tax exemptions from a portion of increased property valuation that would result from the renovation of existing structures or new construction activities in that area.

To establish a CRA, the City must get approval from the Ohio Department of Development (ODOD) through a comprehensive application. This application includes a Housing Survey, local legislation being passed, and that legislation being published for at least a week in the local newspaper. The City of Beavercreek hired a consultant to do a Housing Survey in mid-2018. The required legislation was passed in September of 2018 (reaffirmed in April of 2019 due to application deadline issues), and the City's petition to the ODOD for the creation of the CRA was submitted in April of 2019, and approved in May of 2019.

As part of the aforementioned legislation establishing the CRA (See attached City Council Resolution 18-44), the CRA boundary was defined as the entire incorporated area of the City of Beavercreek, maximum tax exemption amounts and timeframes were established, the Director of Planning and Development was deemed the Housing Officer, and a "Community Reinvestment Area Housing Council" was established. Per the legislation, the Community Reinvestment Area Housing Council consists of two members appointed by City Council, two members appointed by the Mayor of Beavercreek, and one member appointed by Planning Commission. Once the five member board is affirmed, they will meet and appoint, by majority vote, two additional members to serve on the board (both of whom must be residents of the City). All seven members will serve a three-year term.

It is anticipated the Community Reinvestment Area Housing Council's role will be periodically reviewing CRA applications/agreements, and making recommendation of approval or disapproval of said applications/agreements to City Council. Additionally, they will be performing an annual review of all properties that have been granted an exemption, to ensure the individual applicants are meeting their obligations under their respective approved agreement.

City Council and the Mayor appointed three of the first four members of the Community Reinvestment Area Housing Council on Monday February 24, 2020. Staff is asking that Planning Commission appoint one of their members to be a representative on the Community Reinvestment Area Housing Council.

**RESOLUTION NO. 18-44**

**CITY OF BEAVERCREEK**

SPONSORED BY COUNCIL MEMBER VANN ON THE 24<sup>TH</sup> DAY OF SEPTEMBER, 2018.

**AN RESOLUTION BY THE COUNCIL OF THE CITY OF BEAVERCREEK IMPLEMENTING SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHING AND DESCRIBING THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF BEAVERCREEK, DESIGNATING A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATING A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.**

**WHEREAS**, the City Council of the City of Beaver creek desires to pursue all reasonable and legitimate incentive measures to assist and encourage development within the City of Beaver creek where there has been less reinvestment from remodeling and new construction; and

**WHEREAS**, a survey of housing, a copy of which is on file in the office of the Clerk of Council as required by Ohio Revised Code (“ORC”) Section 3735.66 has been prepared for the area to be included in the proposed Community Reinvestment Area; and

**WHEREAS**, the maintenance of existing and construction of new structures in such area would serve to encourage economic stability, maintain real property values, and generate new employment opportunities; and;

**WHEREAS**, the remodeling of existing structures or the construction of new structures in this Community Reinvestment Area constitutes a public purpose for which real property exemptions may be granted.

**NOW, THEREFORE, THE CITY OF BEAVERCREEK, COUNTY OF GREENE, OHIO, HEREBY RESOLVES:**

**SECTION I.**

The area designated as the Beaver creek Community Reinvestment Area constitutes an area in which housing facilities or structures of historical significance are located, and in which new construction or repair of existing facilities has been discouraged.

**SECTION II.**

Pursuant to ORC Section 3735.66, the Beaver creek Community Reinvestment Area shall consist of the entire incorporated area of the City of Beaver creek. The Community Reinvestment Area is

To administer and implement the provisions of this Resolution, the Planning and Development Director is designated as the Housing Officer as described in Sections 3735.65 through 3735.70.

SECTION VI.

That a "Community Reinvestment Area Housing Council" shall be created, consisting of two members appointed by the Mayor of Beavercreek, two members appointed by the Council of the City of Beavercreek and one member appointed by the Planning Commission. The majority of the members shall then appoint two additional members who shall be residents within the area. Terms of the members of the Council shall be for three years. An unexpired term resulting from a vacancy in the Council shall be filled in the same manner as the initial appointment was made. The Community Reinvestment Area Housing Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The Council shall also hear appeals under Section 3735.70 of the ORC.

SECTION VII.

Council reserves the right to re-evaluate the designation of the Beavercreek Community Reinvestment Area after December 31, 2020, at which time Council may direct the Housing Officer not to accept any new applications for exemptions as described in Section 3735.67 of the ORC.

SECTION VIII.

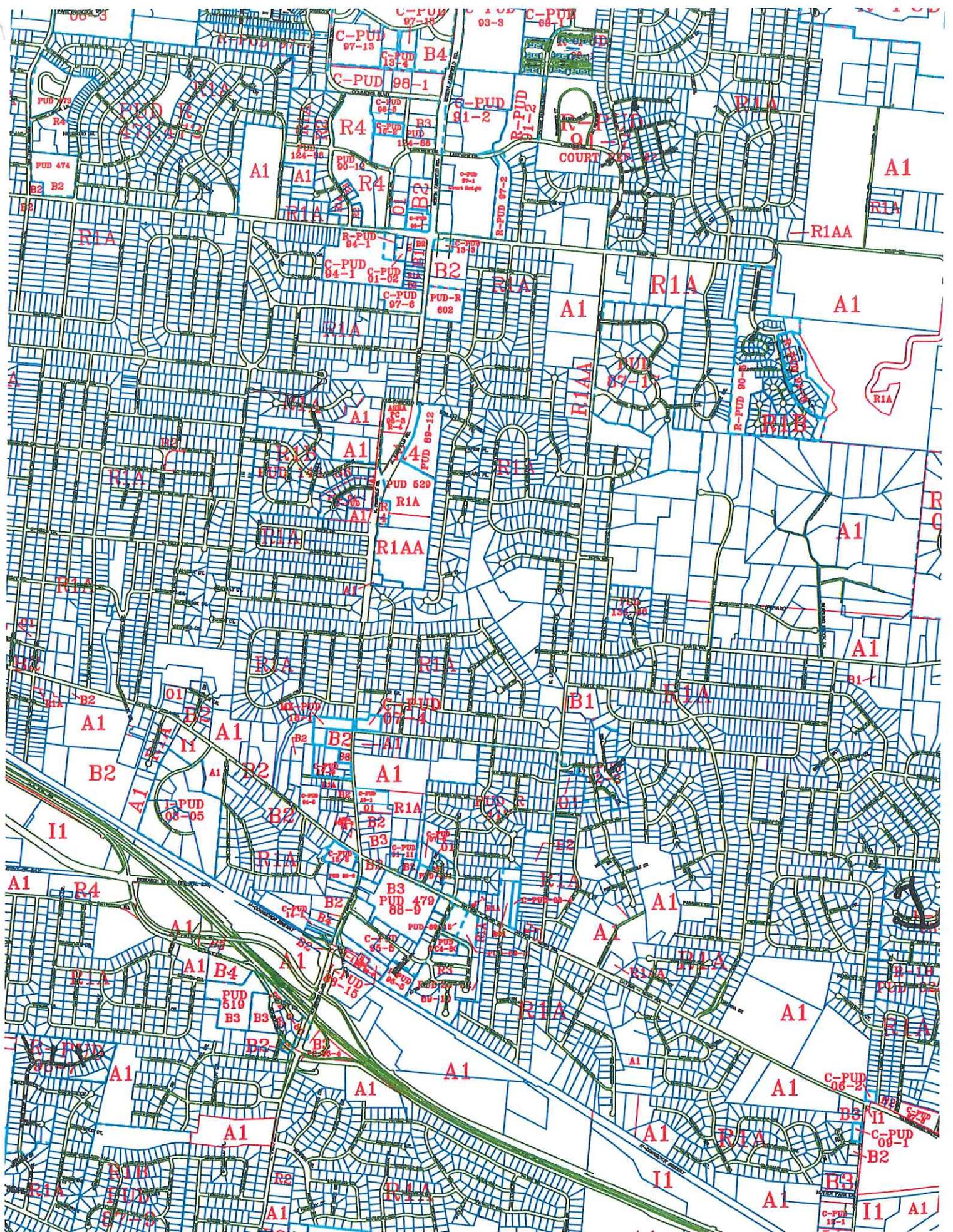
The Community Reinvestment Area <sup>Housing</sup> Council shall make an annual inspection of the properties within the district for which an exemption has been granted under Section 3735.67 of the ORC. The council shall also hear appeals under 3735.70, of the ORC.

SECTION IX

Under ORC Section 3735.68, the City, upon receiving a recommendation from the Tax Incentive Review Council, may terminate the tax exemption after the first year if the Housing Officer finds that the property is not being properly maintained or repaired due to the neglect of the owner; and once terminated shall not reinstate the tax exemption. The Housing Officer shall include this requirement on the application for tax exemption signed by the applicant.

SECTION X.

The City, upon receiving a recommendation from the Tax Incentive Review Council, may terminate the tax exemption after the first year if the Housing Officer finds that the property taxes have become delinquent; and once terminated the City shall not reinstate the tax exemption. The Housing Officer shall include this requirement on the application for tax exemption signed by the applicant.



**RESOLUTION NO. 19-27**

**CITY OF BEAVERCREEK**

SPONSORED BY COUNCIL MEMBER CURRAN ON THE 22<sup>ND</sup> DAY OF APRIL, 2019.

**A RESOLUTION REAFFIRMING RESOLUTION NO. 18-44 AS AMENDED, WHICH IMPLEMENTED SECTIONS 3735.65 THROUGH 3735.70 OF THE OHIO REVISED CODE, ESTABLISHED AND DESCRIBED THE BOUNDARIES OF A COMMUNITY REINVESTMENT AREA IN THE CITY OF BEAVERCREEK, OHIO, DESIGNATED A HOUSING OFFICER TO ADMINISTER THE PROGRAM, AND CREATED A COMMUNITY REINVESTMENT HOUSING COUNCIL AND A TAX INCENTIVE REVIEW COUNCIL.**

**WHEREAS**, City Council, at the September 24, 2018 Council Meeting, adopted Resolution 18-44 as Amended which implemented Sections 3735.65 through 3735.70 of the Ohio Revised Code, established and described the boundaries of a Community Reinvestment Area in the City of Beavercreek, Ohio, designated a Housing Officer to administer the program, and created a Community Reinvestment Housing Council and a Tax Incentive Review Council; and

**WHEREAS**, the Tax Incentives Analyst of the Ohio Development Services Agency is requesting that Resolution No. 18-44 as Amended is reaffirmed by City Council; and

**WHEREAS**, City Council is desirous of permitting the same.

**NOW, THEREFORE, THE CITY OF BEAVERCREEK, COUNTY OF GREENE, OHIO, HEREBY RESOLVES:**

SECTION I.

That all terms and provisions of Resolution No. 18-44 as Amended, and related legislation be, and the same are, hereby reaffirmed.

SECTION II.

This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of City Council and that all deliberations of City Council and of any committees and subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION III.



February 28, 2020

**STAFF REPORT  
FINAL SUBDIVISION REQUEST  
IH CREDIT UNION & BROOKFIELD STATION  
CASE NO. S 20-2**

**APPLICANT:** IH Credit Union  
5000 Urbana Road  
Springfield, Ohio 45502-9539

**ENGINEER/  
SURVEYOR:** Burkhardt Engineering  
28 North Cherry Street  
Germantown OH 45327

**NATURE OF REQUEST**

The applicant is requesting approval of a final subdivision for 2.794 Acres at the southeast corner of Lantz and North Fairfield Roads.

**I. DISCUSSION**



The subject property is currently made up of six separate parcels. They currently contain Brookfield Station, the former W.M. Beck and Sons and two single family homes. The proposed subdivision will consist of two lots. Lot 1, approximately 1.2 acres will contain the remaining Brookfield Station, and Lot 2, 1.6 acres, will house the multi-tenant building, including IH Credit Union. Cross-access easements will be provided between the two lots to allow for access out to Lantz and North

Fairfield Roads.

Comments were received from the various area agencies, utilities, and city departments commonly included in reviewing proposed plans during the record plan review process. Those comments will need to be addressed prior to the release of the record plan.

## **II. RECOMMENDATION**

Staff recommends approval of this final subdivision request subject to the following conditions, which must be addressed prior to release of the record plan for recording.

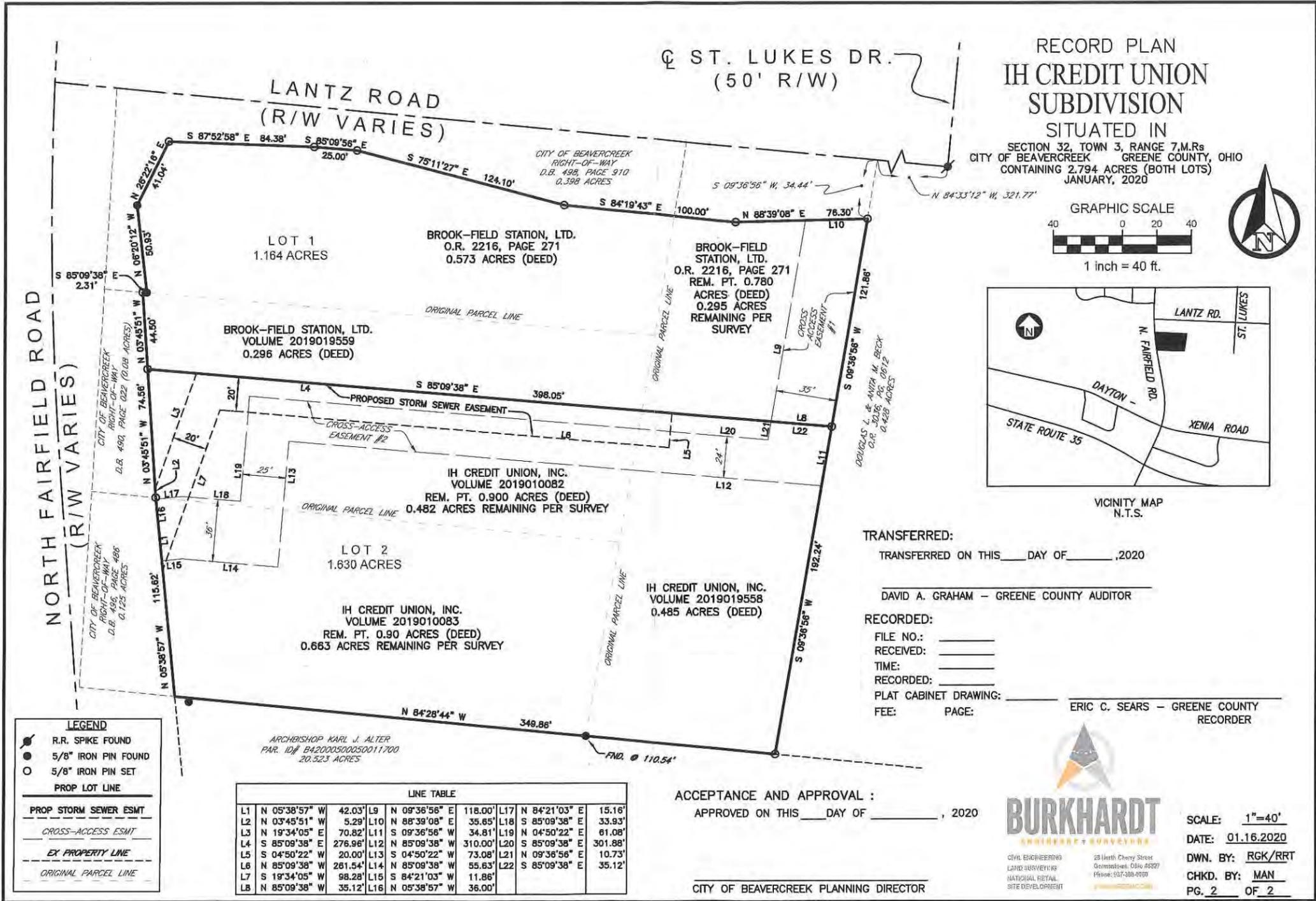
1. The approved record plan shall be the plan stamped "Received January 24, 2020", except as modified below.
2. All conditions for approval of PUD 19-1 shall remain in full force and effect.
3. All concerns and comments of the Planning and Zoning Department, City Engineer, Beavercreek Fire Dept., and Greene County Sanitary Engineering Department shall be satisfied prior to release of the record plan for recording.
4. Prior to release of the record plat for recording, the applicant shall provide a digital format file of the finalized subdivision in Autocad or .dxf format.



LANTZ

FAIRFIELD

1 inch = 63 feet



DESCRIPTION:

SITUATE IN SECTION 32, TOWN 3, RANGE 7, M.Rs., CITY OF BEAVERCREEK, GREENE COUNTY, OHIO AND BEING A PLAT OF 0.573 ACRES AND 0.295 ACRES (THE REMAINING PART OF TRACT II, ORIGINALLY 0.780 ACRES OF LAND) CONVEYED TO BROOK-FIELD STATION LTD. IN O.R. 2216, PG. 271, OF THE DEED RECORDS OF GREENE COUNTY, OHIO; AND 0.296 ACRES CONVEYED TO BROOK-FIELD STATION, LTD. IN DEED VOLUME 2019019559, OF THE DEED RECORDS OF GREENE COUNTY, OHIO; AND 0.663 ACRES (THE REMAINING PART OF 0.900 ACRE TRACT) OF LAND CONVEYED TO IH CREDIT UNION, INC. IN DEED VOLUME 2019010083, OF THE DEED RECORDS OF GREENE COUNTY, OHIO; AND 0.482 ACRES (THE REMAINING PART OF 0.900 ACRE TRACT) OF LAND CONVEYED TO IH CREDIT UNION, INC. IN DEED VOLUME 2019010082 OF THE DEED RECORDS OF GREENE COUNTY, OHIO; AND 0.485 ACRES OF LAND CONVEYED TO IH CREDIT UNION, INC. IN DEED VOLUME 201901958, OF THE DEED RECORDS OF GREENE COUNTY, OHIO.

2.794 ACRES ARE IN LOTS.

DEDICATION:

WE THE UNDERSIGNED, BEING ALL THE OWNERS OF THE LANDS HEREIN PLATTED, DO HEREBY VOLUNTARILY CONSENT TO AND JOIN IN THE EXECUTION OF SAID REPLAT AND DO HEREBY RESERVE THE EASEMENTS SHOWN ON SAID PLAT TO THE PUBLIC FOREVER, EASEMENTS SHOWN ON THE PLAT ARE FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, OR REMOVAL OF WATER, SEWER, GAS, ELECTRIC, TELEPHONE, OR OTHER UTILITY LINES OR SERVICES AND FOR THE EXPRESS PRIVILEGE OF REMOVING ANY AND ALL TREES OR OTHER OBSTRUCTIONS TO THE FREE USE OF SAID UTILITIES, AND PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY FOR SAID PURPOSES, AND ARE TO BE MAINTAINED AS SUCH FOREVER. ALSO, CONSENT TO VACATE EASEMENT AS INDICATED.

Signed and acknowledged in the presence of:

Owner: BROOK-FIELD STATION, LTD.

Witness

Witness

By: (signature)

Witness (name printed)

Witness (name printed)

By: (printed name & title)

STATE OF OHIO, COUNTY OF GREENE, S.S.:

BE IT REMEMBERED THAT ON THIS DAY OF 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME AS OWNERS, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

My Commission Expires

Notary Public in and for State of Ohio

Signed and acknowledged in the presence of:

Owner: IH CREDIT UNION, INC.

Witness

Witness

By: (signature)

Witness (name printed)

Witness (name printed)

By: (printed name & title)

STATE OF OHIO, COUNTY OF GREENE, S.S.:

BE IT REMEMBERED THAT ON THIS DAY OF 2020, BEFORE ME, THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME AS OWNERS, TO ME KNOWN, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN REPLAT BE THEIR VOLUNTARY ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL ON THE DAY AND DATE ABOVE WRITTEN.

My Commission Expires

Notary Public in and for State of Ohio

CERTIFICATION:

I hereby certify that this plat is based on a survey made under my direction, that monuments shown thereon exist as located, that all dimensions are correct as shown, that the requirements of the State of Ohio minimum state standards for boundary surveys and the subdivision laws of the State of Ohio governing surveying, dividing, and mapping of land were complied with and this plat is a correct representation thereof of all exterior boundaries of the land surveyed and the subdivision of it.

DATE: 01.16.2020

STATE OF OHIO, COUNTY OF GREENE, S.S.:

being duly sworn, says that all persons and corporations, to the best of his knowledge, interested in this dedication, either as owners or lienholders, have united in its execution.

in testimony whereof, I have hereunto set my hand and official seal on the day and date above written.

My Commission Expires

Notary Public in and for State of Ohio

BY: MICHAEL A. NOVEAN, PROFESSIONAL SURVEYOR #8101

RECEIVED

JAN 24 2020

CITY OF BEAVERCREEK PLANNING DEPARTMENT



SCALE: 1"=40'

DATE: 01.16.2020

DWN. BY: RGK/RRT

CHKD. BY: MAN

PG. 1 OF 2

February 28, 2020

**STAFF REPORT  
FINAL SUBDIVISION REQUEST  
ROCK DRIVE  
CASE NO. S 20-3**

**APPLICANT:** YOLO Development 1, LLC  
3500 Pentagon Blvd.  
Beavercreek OH 45431

**ENGINEER/  
SURVEYOR:** Van Atta Engineering  
510 Congress Park Drive  
Dayton OH 45459

**NATURE OF REQUEST**

The applicant is requesting approval of a final subdivision for approximately 9.5 acres that will accommodate the future Dayton Children's Medical Office Building.

**I. DISCUSSION**

The subject property is currently made up of thirteen parcels of land, some of which are platted and some not. The proposed subdivision will consolidate these parcels into five separate lots. Lot 1 will be the future extension of Lantz Road. Lot 2 will contain 1.9005 acres and will remain vacant for the time being. Lot 3 will be 1.9644 acres and will remain vacant. Lot 4 will contain the medical office building and be approximately 3.54 acres, and Lot 5, on the south side of future rock drive will be approximately 0.5 acres and has no current plan for development.



The current configuration of Rock drive will be changed as shown in the attached record plan and the existing right-of-way will need to be vacated prior to the release of the signed final subdivision.

Comments were received from the various area agencies, utilities, and city departments commonly included in reviewing proposed plans during the record plan review process. Those comments will need to be addressed prior to the release of the

record plan.

## **II. RECOMMENDATION**

Staff recommends approval of this final subdivision request subject to the following conditions, which must be addressed prior to release of the record plan for recording.

1. The approved record plan shall be the plan stamped “Received February 03, 2020”, except as modified below.
2. All conditions for approval of PUD 19-1 shall remain in full force and effect.
3. Rock Drive shall be vacated prior to the release of the record plan.
4. All concerns and comments of the Planning and Zoning Department, City Engineer, Beavercreek Fire Dept., and Greene County Sanitary Engineering Department shall be satisfied prior to release of the record plan for recording.
5. Prior to release of the record plat for recording, the applicant shall provide a digital format file of the finalized subdivision in Autocad or .dxf format.

**DESCRIPTION:**

THE WITHIN PLAT IS A SUBDIVISION OF 9.4908 ACRES, BEING ALL OF LOT 1, LOT 2 AND PART OF LOT 4 AS RECORDED IN THE KING PLAT BY P.C. 31, PG. 333A ALONG WITH A 0.5730 ACRE TRACT 1.804 ACRE TRACT, 0.680 ACRE TRACT, 0.4930 ACRE TRACT, 0.190 ACRE TRACT AND A 0.188 ACRE TRACT ALL AS CONVEYED TO YOLO DEVELOPMENT 1, LLC BY I.R. 2017020155, LOT 3 AS RECORDED ON THE KING PLAT BY P.C. 31, PG. 333A AS CONVEYED TO YOLO DEVELOPMENT 1, LLC BY I.R. 2017021956, A 0.4054 ACRE TRACT AS CONVEYED TO YOLO DEVELOPMENT 1, LLC BY I.R. 2016000444, A 0.37 ACRE TRACT AS CONVEYED TO YOLO DEVELOPMENT 1, LLC BY I.R. 2016001919 AND A 0.22 ACRE TRACT AS CONVEYED TO YOLO DEVELOPMENT 1, LLC BY I.R. 2016001919, ALL OF WHICH ARE RECORDED BY P.C. 31, PG. 333A AND PART OF 16' ROCK ROAD AS RECORDED BY P.B. 2, PG. 188, ALL OF THE DEED RECORDS OF GREENE COUNTY, OHIO.

**DEDICATION AND EASEMENTS**

WE THE UNDERSIGNED, BEING ALL THE OWNERS AND LIENHOLDERS OF THE LAND HEREIN PLATTED DO HEREBY ACKNOWLEDGE THE MAKING AND SIGNING OF THE SAME TO BE OUR VOLUNTARY ACT AND DEED AND WE HEREBY DEDICATE THE STREETS AND RESERVE THE EASEMENTS SHOWN ON THE WITHIN PLAT TO THE OWNER FOR PUBLIC USE FOREVER.

OWNER: YOLO DEVELOPMENT 1, LLC  
AN OHIO LIMITED LIABILITY COMPANY

WITNESS BY: \_\_\_\_\_ ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ S.S.  
BE IT REMEMBERED THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY CAME YOLO DEVELOPMENT 1, LLC, AN OHIO LIMITED LIABILITY COMPANY BY \_\_\_\_\_ ITS \_\_\_\_\_, TO ME KNOWN AND ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THEIR FREE AND VOLUNTARY ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE ABOVE WRITTEN:

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_ ON DATE ABOVE

**OWNERS STATEMENT:**

PERSONS OR CORPORATIONS OR PARTNERSHIPS TO THE BEST OF HIS/HER KNOWLEDGE, INTERESTED IN THIS DEDICATION, EITHER AS OWNERS OR LIENHOLDERS, HAVE UNITED IN IT'S EXECUTION.

BY: \_\_\_\_\_ STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ S.S.  
IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND NOTARY SEAL ON THE DAY AND DATE WRITTEN ABOVE.

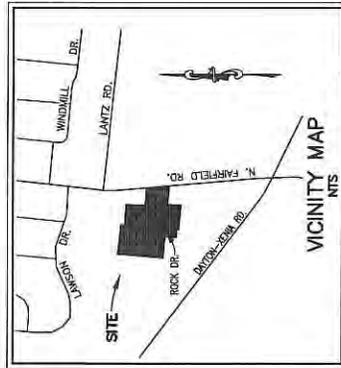
NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_ ON DATE ABOVE

**SURVEY REFERENCES:**

- D.V. 227 PG. 241 O.R. 3574 PG. 80 P.B. 7 OF 108
- D.V. 468 PG. 428 O.R. 3714 PG. 508 SUR. 14/609
- O.R. 2371 PG. 554 O.R. 3730 PG. 58 SUR. 15/21
- O.R. 2647 PG. 258 I.R. 2017020155 SUR. 19/176
- O.R. 2647 PG. 259 I.R. 2016000444 SUR. 38/214
- O.R. 2647 PG. 364 I.R. 2016001919 SUR. 26/784
- O.R. 3175 PG. 34 P.C. 31 PG. 333A SUR. 37/685
- O.R. 3359 PG. 419 P.C. 38 PG. 228-23A SUR. 37/132
- O.R. 3385 PG. 110 P.C. 37 PG. 256A-B SUR. 45/293
- O.R. 3433 PG. 48 P.C. 38 PG. 340A-B TAXMAP

**RECORD PLAN  
ROCK DRIVE**

LOCATED IN SECTION 32 AND 33, TOWN 3, RANGE 7 M.Rs. CITY OF BEAVERCREEK, GREENE COUNTY, OHIO CONTAINING: 9.4908 ACRES FEBRUARY, 2020 PREPARED BY:



**LOT SUMMARY**

LOT 1	= 1.1611 ACRES
LOT 2	= 1.9005 ACRES
LOT 3	= 1.5474 ACRES
LOT 4	= 3.8367 ACRES
LOT 5	= 0.6277 ACRES
R/W	= 0.3014 ACRES
TOTAL	= 9.4908 ACRES

**VACATED RIGHT-OF-WAY**

12' ROCK ROAD	= 0.0846 ACRES
16' ROCK ROAD	= 0.1081 ACRES
R/W TO BE VACATED w/ THIS PLAT	= 0.2027 ACRES

**SUPERIMPOSITION NOTE:**  
THE PLAT SHOWN HEREIN IS SUPERIMPOSED WITHIN THE LANDS OF THE DEDICATORS FROM WHICH THE PLAT IS DRAWN.

**OCCUPATION STATEMENT**  
LINES OF OCCUPATION AGREE GENERALLY WITH THE BOUNDARY AS SHOWN.

**APPROVALS:**  
THIS PLAT APPROVED BY THE CITY OF BEAVERCREEK, OHIO THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
PETE LANDRUM  
CITY MANAGER

\_\_\_\_\_  
BY: \_\_\_\_\_ PLANNING COMMISSION CHAIRMAN

\_\_\_\_\_  
TRANSFERRED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

\_\_\_\_\_  
GREENE COUNTY AUDITOR

FILE NO: \_\_\_\_\_

FEE: \_\_\_\_\_ PLAT CABINET VOLUME, \_\_\_\_\_ PG. \_\_\_\_\_

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020.

AT \_\_\_\_\_ RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2020

\_\_\_\_\_  
GREENE COUNTY RECORDER DATE \_\_\_\_\_

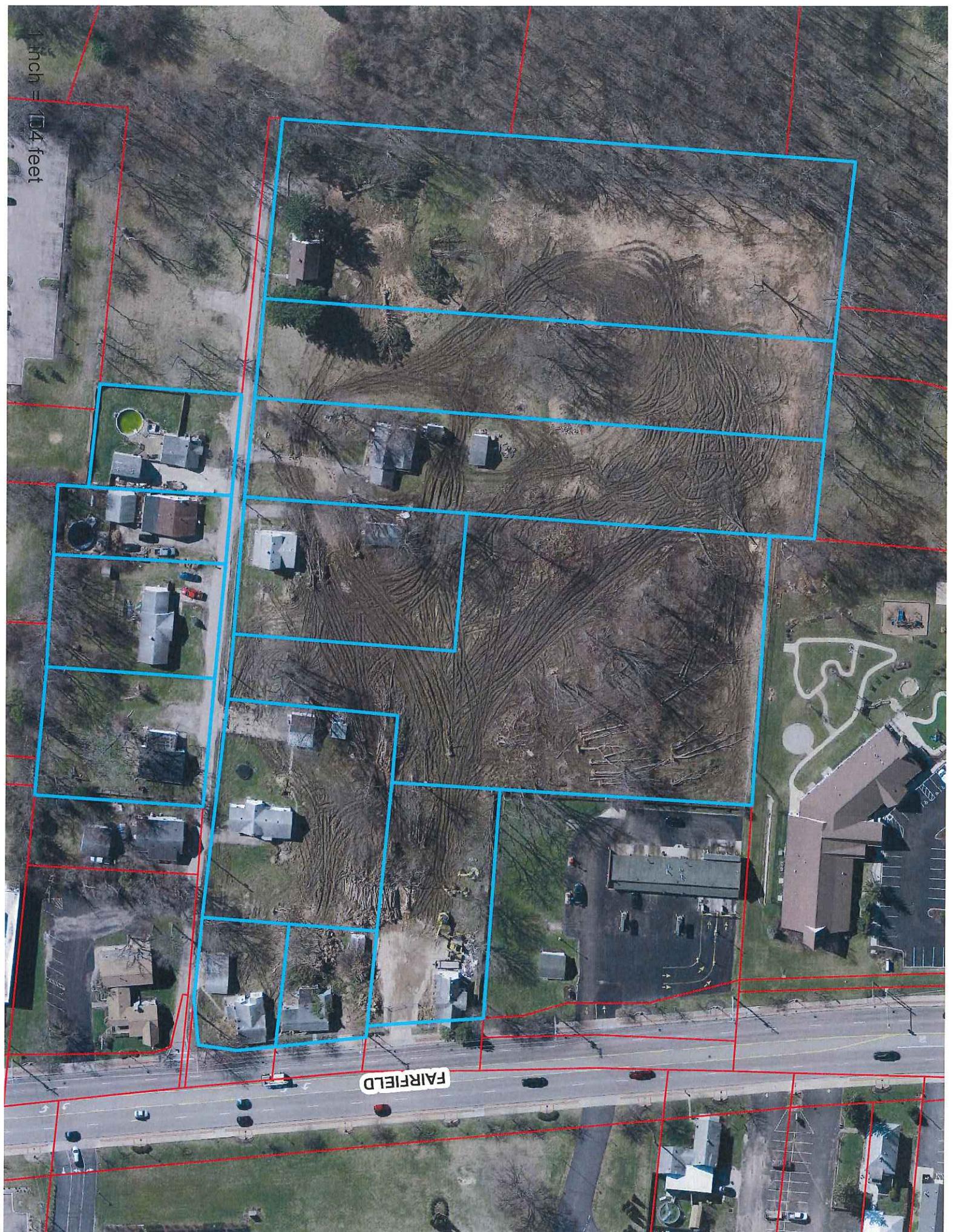
**CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS SUBDIVISION WAS PREPARED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE CHAPTER 47.33-37 STANDARDS FOR SURVEYS AND ALSO CONFORMS TO THE OHIO REVISED CODE CHAPTER 711 FOR RECORD PLANS AND WAS CONDUCTED UNDER MY DIRECT SUPERVISION, BASED ON FIELDWORK IN DECEMBER 13, 2018. ALL MEASUREMENTS ARE CORRECT AND ALL MONUMENTS ARE TO BE SET AS SHOWN. CURVE DISTANCES ARE MEASURED ON THE ARC. IRON PINS TO BE SET AT ALL LOT CORNERS.

**VAN ATTA ENGINEERING, INC.**  
\_\_\_\_\_  
JEFFREY A. VAN ATTA  
OHIO REGISTERED SURVEYOR NO. 7354

DATE \_\_\_\_\_



1 inch = 104 feet



FAIRFIELD