

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, May 5, 2021

PRESENT: Mr. Ayers, Mr. Hight, Mr. Loftis, Mr. Meyer, Mr. Self

ABSENT: None

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

Mr. Loftis MOVED approval of the agenda with the modification to table and continue the public hearing for case V.B. PUD 97-1 MOD 4/21 until the next regular scheduled meeting. Motion was seconded by Mr. Hight and PASSED by majority voice vote.

Mr. Ayers MOVED approval of the April 7, 2021 minutes. Motion was seconded by Mr. Meyer and PASSED by majority voice vote.

PUBLIC HEARINGS

PUD 21-1 SSP #2, Trinity Community

Clerk Gillaugh read the public notice on an application filed by Nathan Bollinger, 170 East Church Street, Marion, OH 43301. The application requests approval of a specific site plan to allow for the development of a 3-story independent living facility on 10 acres. The property is located directly west of 3218 Indian Ripple Road further described as Book 6, Page 7, Parcels 3 and 8 on the Greene County Property Tax Atlas.

Russ Garber, M&A Architects, 775 Yard Street, Columbus, OH 43212, stating their client, United Church Homes is looking to expand the independent living offerings at their campus in Beavercreek. Mr. Garber said this component will not have health care facilities provided, but is a residential facility. He explained they purchased 10 acres to the west, which is where the proposed development will take place. Mr. Garber stated it is a three-story building with 121 units in it. He discussed the amenities that would be offered, the site plan design, the detention ponds, the existing parking lot, and the realignment of the parking lot.

Mr. Burkett summarized the staff report dated April 29, 2021, which stated the proposal encompasses the construction of a three-story, 121-unit senior housing facility on approximately 10 acres. He discussed the location of the property, the rezoning case, the Land Use Plan designation, the proposed site plan, the parking requirements, the stormwater management requirements, the access points, the future Indian Ripple Road project, the color renderings of the building, the building materials, and the landscaping plan. Staff recommended approval of the case with 18 conditions, adding Condition #18 stating the exterior construction hours be limited Monday through Saturday, 7am to 7pm.

In public input, Walt Sarpata, 3230 Birchall Drive, stated he had a concern with the traffic and did not feel Indian Ripple Road was built for this. Mr. Sarapata questioned who was benefiting from this development, and said the only one was Trinity and the developer.

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In written input, two letters were submitted from Derrick & Ruth Petry, 3261 Tarleton Drive and Chris & Diana Koogler, 26 Summerhaven Road both expressing their concerns and objection to the case.

Mr. Hight referred to written input, and asked staff to discuss the landscaping/design of the garages and the lighting at the northern part of the property. Mr. Burkett explained the lighting standards and said the garages will be fully enclosed.

Mr. Loftis asked why they are being kept as two separate parcels. Mr. Burkett said they are the same business but two different arms of their operation. He said there is no requirement that they must all be combined into one lot. Mr. Loftis questioned what the height of the current buildings were at Trinity. Mr. Burkett estimated 25 feet. Mr. Loftis asked what the typically amount of traffic is that is generated from a development like this. Mr. Burkett explained they are much lower than if you had a traditional apartment complex or a single family residential development.

Mr. Loftis asked why they are keeping them as separate parcels. Mr. Garber stated it was a business decision by the owner, and said it was not a requirement to combine all of them together. Mr. Loftis questioned if the roadway could be developed another way to avoid as much headlight spillover onto Tarleton as possible. He suggested they flip flop the roadway and the parking because what they are doing is pointing their headlights away from the units, which is atypical for an apartment complex. Mr. Loftis believed this would alleviate the headlight concerns. Mr. Garber explained the roadway Mr. Loftis referred to is the existing roadway, and said he was unsure if there were complaints now but it is an existing condition they are tapping off. There was further discussion between Mr. Garber and Mr. Loftis regarding the roadway and why they designed it as it was.

Mr. Loftis asked is the Fire Department was ok with the traffic circle. Mr. Grogean, Beaver Creek Fire Department, stated they were fine with it.

Mr. Meyer referred to the parking lot on the western side, and asked if there was enough room for a vehicle to turn around. Mr. Burkett said they could mark the last space as a turn around.

Mr. Self asked about the trash location, and if that dumpster was for the whole building. Mr. Burkett said that was the location, and it is sized as needed. Mr. Self stated an apartment building generates fewer trips than a single family development with the same number of units. Mr. Burkett said that was correct. Mr. Self explained this will be even lower because there will be fewer people with cars. Mr. Self questioned if the HVAC units will be screened. Mr. Burkett said the units would be integrated with the landscaping around the building. Mr. Self asked if the closest single-family home was approximately 300 feet away. Mr. Burkett said yes. Mr. Self stated his concern was the northern edge of the parking lot, and thought what was needed was a berm. Mr. Burkett said he could have the Engineers look into it, but believed there could be some issues with getting the water

into the ponds if a berm was created. He explained staff would be taking a hard look at the site to make sure that area is filled in with adequate evergreen scrubs and trees.

Mr. Self asked if the units would have kitchens since there is going to be a kitchen and a dining room as an amenity. Mr. Garber said they will have kitchens in the units, and explained with independent living it is typically for them to get one meal with their rent. Mr. Garber said in regards to HVAC, each apartment would have its own unit inside the closet. He stated for the common areas there would be roof mounted units that would be screened.

Mr. Ayers referred to the written input, and said they were concerned about the traffic on Indian Ripple Road, but the Commission could not base their decision on that.

Mr. Self referenced several other facilities that have been built in the past few years, and stated he has not seen traffic coming or going into their sites and did not believe traffic would be an issue here either. He referred to a street that already exists on the Trinity site to the north, and did not believe a lot of traffic would be added to it.

Mr. Ayers MOVED to approve PUD 21-1 SSP #2 with 18 conditions, adding Condition #18:

1. The approved site plan for this development shall be the plan stamped "Received APRIL 29, 2021", except as modified herein.
2. The approved building elevations shall be those plans stamped "Received APRIL 29, 2021" except where modified herein.
3. A detailed landscape plan shall be reviewed and approved by the Planning Department prior to the execution of the required PUD Agreement and the release of a zoning permit.
4. An additional row of staggered evergreens along the western property line shall be shown on the final landscape plan.
5. 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.
6. 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.
7. A PUD Agreement must be signed by the owner and a bond or letter of credit for the

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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.

8. 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.
9. 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.
10. The façade shall not be painted or altered without the expressed approval of the Planning Department and/or Planning Commission.
11. 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. All light fixtures shall be full cut off fixtures and all poles shall be no taller than fourteen feet.
12. 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.
13. All roof top or ground mounted mechanical units shall be completely screened from view from all directions with architectural features (roof forms or parapets) or landscaping.
14. Park Fees shall be paid, as required by the City Manager, prior to the release of the zoning permit.
15. Fountains and/or other aeration and water circulation devices are required for the retention ponds and shall be maintained by the owner association in perpetuity.
16. The final design of the garages shall be reviewed and approved by the Planning and Development Department prior to the issuance of a zoning permit and shall be consistent in materials and style to the primary building.
17. A bike rack shall be installed in a location approved by the Planning and Development Department.

18. Hours of construction for exterior work associated with this development shall be limited to Monday through Saturday from 7 a.m. to 7 p.m.

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

PUD 97-1 MOD 4/21, Free Standing Emergency Room

Clerk Gillaugh read the public notice on an application filed by The Kleingers Group, 6219 Centre Park Drive, West Chester, OH 45069. The application requests a major modification to the specific site plan to allow for the construction of a 14,650 square foot free standing emergency department building located directly to the south of 2440 Lakeview Drive. The properties are further described as Book 4, Page 6, Parcel 122 and part of Parcel 116 on the Greene County Property Tax Atlas.

Mr. Ayers MOVED to table PUD 97-1 MOD 4/21 and continue the public hearing to the June 2, 2021 Planning Commission meeting. Motion was seconded by Mr. Meyer. Motion PASSED by a roll call vote 5-0.

Z-21-1, Soin Estate Rezoning

Clerk Gillaugh read the public notice on an application filed by Raj K. Soin, 1129 Miamisburg-Centerville Road, Ste. 100, West Carrollton, OH 45449. The application requests the rezoning of 5.885 acres from R-1A, One-Family Residential District to A-1, Agricultural District and the rezoning of 0.739 acres from A-1, Agricultural District to R-1A, One-Family District. The property is located at 2489 Kemp Road further described as Book 4, Page 16, Parcel 2 and part of Parcel 1 on the Greene County Property Tax Atlas.

Dave Hulsmeyer, representing Raj K. Soin, said he has been working with the estate and his heirs and believed it would be advantageous to change the zoning of the driveway from residential to agricultural and then reconfigure his residential lot to fit more with the structure and amenities that currently exist. He stated he would always have driveway access to Kemp Road, and asked that in the future it could be realigned.

Mr. Burkett summarized the staff report dated April 28, 2021, which stated the applicant is requesting to rezone 5.885 acres from R-1A to A-1 and 0.739 acres from A-1 to R-1A. He discussed the location of the property, and said the Land Use Plan does not have an agricultural classification. He discussed the changes being proposed, and said a replat would have to be done to remove the lot lines. Mr. Burkett explained that process would be done in-house, but there would be a caveat on the plat that there be an access easement. Staff recommended approval of the case.

In public input, Sandy Rawsley, representing Raj K. Soin, said about once a year they look at their estate plan and they had advisors tell them they have limited their land by the way they have it currently zoned. She said they also intent to have an easement for the residential lot.

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

Mr. Self said his only concern was creating a flag lot without access. He was okay with it as long as there was an access easement recorded, and asked if the access would only be limited to Kemp Road. Mr. Burkett said the easement would stay over the driveway, but could be moved in the future.

Mr. Ayers asked who would be granting the access easement since the same owner owns both parcels. Mr. Burkett said the owner would be granting the easement, so if someone else acquires the house they would have access to it. There was further discussion regarding the easement. Mr. Ayers questioned if there was a tax implications from changing the zoning from an R-1A to an A-1. Mr. Burkett said there could be a small amount, but said the decision would not be based on that.

Mr. Loftis MOVED to approve Z-21-1. Motion was seconded by Mr. Hight. Motion PASSED by a roll call vote of 5-0.

SUBDIVISIONS

S-21-3, Trinity Community

Mr. Burkett summarized the staff report dated April 28, 2021, on a request by Nate Bollinger, United Church Homes, 170 E. Center Street, Marion, OH 43301. The applicant is requesting approval of a final subdivision for 9.998 acres of land just west of the existing Trinity Community and north of the intersection of Indian Ripple Road and Pine Bluff Drive. Staff recommended approval of the case with three conditions.

Mr. Loftis MOVED to approve S-21-3 with three conditions:

1. The approved record plan shall be the plan stamped "Received April 09, 2021".
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.

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

S-21-4, Unison Dayton

Mr. Burkett summarized the staff report dated April 28, 2021, on a request by Drew Sanders, Pure Development, 815 E. 65th Street, Suite 200, Indianapolis, IN 46220. The applicant is requesting approval of a final subdivision for 53.483 acres of land on the north side of Research Boulevard to the west of Interstate 675. Staff recommended approval of the case with three conditions.

Mr. Loftis recused himself from the case due to a conflict of interest.

Mr. Self asked if there was an easement along the western property line for future access. Mr. Burkett said there was a buffer, but if the road would go through the City would end up purchasing the land.

Mr. Hight MOVED to approve S-21-4 with three conditions:

1. The approved record plan shall be the plan stamped "Received April 14, 2021".
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.

Motion was seconded by Mr. Meyer. Motion PASSED by a roll call vote of 4-0. (Loftis recused)

ADJOURNMENT

Mr. Loftis MOVED adjournment at 7:10 p.m., seconded by Mr. Ayers. Motion PASSED by majority voice vote.

Melissa Gillaugh
Deputy Clerk