

BEAVERCREEK PLANNING COMMISSION
REGULAR MEETING, September 6, 2006

PRESENT: Mr. Gum, Mr. Kruszynski, Mr. Self, Mr. Tornichio, Mr. Wortham
ABSENT: none

Chairman Tornichio called the meeting to order followed by roll call. Mr. Wortham MOVED the approval of the agenda, seconded by Mr. Self. Motion PASSED by unanimous voice vote.

Mr. Wortham MOVED approval of the minutes of July 19, 2006 and August 2, 2006, seconded by Mr. Kruszynski. Motion PASSED by unanimous consensus.

DECISION ITEMS

C-PUD 95-5 MOD 8/06 BEAVER VU GYMNASTICS ADDITION, MINOR MODIFICATION

Mr. McGrath summarized the staff report dated September 6 concerning a request by Twila Ballen, 3197 Beaver Vu Drive, for approval of a 50-foot deep by 60-foot wide addition totaling 3,000 square feet onto the rear of the existing building bringing the total square footage of the building to 9,000 square feet.

Mitch Cosler, representing Beaver Vu Construction, stated the building was originally built for a gymnastics facility. The tumbling area was enclosed and made into an area for fencing, which was vacant for several years. The applicant is now in need for an addition for a tumbling area. Mr. Cosler stated the proposed addition will not increase the number of students the applicant has, and the parking should be adequate. The landscaping and lighting requirements will be complied per the Planning Department's request.

Mr. Kruszynski was concerned about the parking lot being re-paved and re-striping, and the location of the enclosed trash containers. Mr. McGrath stated he was not aware of the current parking lot condition and said the Commission could add it as a condition to re-pave and re-stripe the parking lot. Mr. McGrath also stated a condition could be added to screen the dumpster and it would have to meet the Planning Department's approval.

Mr. Self asked if Beaver Vu Industrial Drive was dedicated street or an easement to Lot 147. Mr. McGrath stated it is a dedicated street; however it currently does not meet the City's requirements. There was a short discussion with the concern of allowing a driveway access onto the drive. Mr. Cosler stated they blocked the driveway off because it is not a functional driveway and it is too steep to use. He stated when they re-paved the parking lot; they could eliminate the driveway and put a curb in.

Mr. Gum questioned if it was the southeast driveway they were going to close off and showed concern about the current diagonal parking. Mr. Cosler recommended re-striping the parking lot into straight-in parking. Mr. Gum was concerned about the stormwater. Mr. Cosler stated the run-off went into a catch basin and drains East down into Industrial Drive where there are two catch basins. It then goes into a detention pond near the U-Haul storage area.

Mr. Kruszynski MOVED to recommend approval of PUD 06-4 SSP#1 with the 11 conditions:

1. All conditions of PUD 95-5 shall remain in full force and effect except where specifically amended by the following conditions:
2. The site plan dated "Received September 1, 2006" and the architectural renderings dated "Received August 31, 2006" shall be the approved plans for this project except where modified herein.
3. Light fixtures and a detailed photometric plan shall be reviewed and approved per the exterior lighting regulations specified in the Beaver Creek Zoning Code by the Planning Department prior to the issuance of a permit for the proposed addition.
4. The materials and colors used to construct the addition shall match the materials and colors found on the existing building per the approval of the Planning Department prior to the release of a zoning permit for the addition.
5. All concerns of the City Engineer, Beaver Creek Fire Department and Planning Department shall be addressed prior to the issuance of a zoning permit.
6. All stormwater concerns shall be addressed and approved by the Engineering Department prior to the release of a zoning permit for the building.
7. A PUD Agreement, acceptable to the City, must be signed by the owner and a bond or letter of credit 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. 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.
9. The applicant must obtain a zoning permit issued by the City of Beaver Creek prior to construction.
10. Any outside trash receptacle must be screened from view by materials approved by the Planning Department.
11. Any additional access from parking lot to Beaver Vu Industrial Lane shall be prohibited and parking shall be perpendicular and not angled.

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

SUBDIVISIONS

S-06-13 SHOPES AT FAIRFIELD COMMONS REPLAT

Mr. Wortham MOVED to recommend tabling S-06-13 until pending litigation is resolved between the applicant and the property owner. Motion was seconded by Mr. Kruszynski and PASSED by unanimous consensus.

S-06-14 IDEA CENTER

Mr. McGrath summarized the staff report dated September 4 on a request by Miami Valley Research Park Foundation, 3155 Research Boulevard, for final subdivision approval for 26.817 acres of land located at the southeast corner of County Line Road and Shakertown Road located within the City of Beavercreek. The request is for a final subdivision approval for a replat of the John F. Bock Plat to the Idea Center at Miami Valley Research Park.

Mr. Wortham questioned why the Northwest corner property line was cut at an angle. Mr. Beach stated it is the right-of-way that resulted from the ODOT/ County Line Project. Mr. Wortham asked who was John F. Bock and why are we not identifying it was Research Park. Mr. McGrath stated typically when we receive a project this size it has not been platted before, but this case is part of Lot 4 of John F. Bock plat.

Mr. Gum was concerned about the right-of-way and the easements. Mr. McGrath stated the right-of-way will be dedicated to the City. The easements are outside of the right-of-way.

Mr. Kruszynski MOVED approval of S-06-14 with the 6 conditions:

1. The approved record plan shall be the plan stamped "Received August 31, 2006", except as modified below.
2. Architectural review fees shall be paid prior to the release of a zoning permit for any building within the subdivision.
3. Prior to the release of the record plan for recording, the applicant shall revise and/or add any necessary language on the record plan drawings as determined by the Planning and Zoning Department.
4. All concerns and comments of the Planning and Zoning Department, City Engineer, Greene County Sanitary Engineering Department, Greene County Auditor, public utility providers, Beavercreek Township Fire Department, and the City of Kettering shall be addressed and satisfied prior to release of the record plan for recording.
5. Prior to the release of the record plan for recording, the applicant shall sign a Subdivider's Contract and submit a bond or letter of credit for the public improvements.
6. 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. Self and PASSED with a unanimous voice vote.

DISCUSSION ITEMS

LAND USE PLAN

Mr. Wahl stated the Commission was being handed a clean final draft copy of the Land Use Plan. The Planning Department has not made any changes since the June Workshop Session besides the maps. Mr. Wahl stated they have had 6 or 7 workshop sessions since last year. It was done on a quadrant by quadrant basis, and had a joint workshop with City Council in April. In June, an additional workshop because of some new information regarding BRAC, and some Economic Development opportunities that was important to add to the Land Use Plan. Mr. Wahl stated over the last several months have been spent working on the Zoning Ordinance update. The purpose for this evening meeting was for getting the entire packet presented to the Commission, and to have Mr. McGrath review the maps. Mr. Wahl stated the Planning Department is going to continue to add to the general background information for the Land Use Plan.

Mr. McGrath stated the Commission will get a clean copy for the public hearing. Mr. McGrath reviewed the maps that were presented to the Commission. He stated they were provided to the Commission with time to be reviewed before the public hearing. Mr. Tornichio stated the Commission needed to choose a date to meet for the public hearing. The Commission agreed the public hearing for the Land Use Plan would be scheduled for September 27, 2006.

A short discussion was addressed about making some additional changes on the Land Use Plan. Mr. Tornichio suggested making these changes at the public hearing.

Clerk Bucheit stated the Planning Department is looking at the dates for meetings next year, and July 4, 2007 falls on a Wednesday and how we should change that date. The Commission agreed to make it on July 18, 2007.

Mr. Wortham MOVED adjournment at 7:50 P.M. and seconded by Mr. Self. Motion was passed by unanimous voice vote.

Melissa Stewart
Assistant Clerk