

**Planning Commission Hearing Minutes
September 9, 2013**

PC MEMBERS	PC MEMBERS ABSENT	STAFF PRESENT
Meta Nash Alderman Russell Kate McConnell Andrew Brown Bill Ryan		Gabrielle Dunn-Division Manager for Current Planning Jeff Love-City Planner Pam Reppert-City Planner Brandon Mark-City Planner Devon Hahn-City Traffic Engineer Scott Waxter- Assistant City Attorney Carreanne Eyler-Administrative Assistant

I. ANNOUNCEMENTS:

Commissioner Nash welcomed new member Andrew Brown to the Planning Commission.

II. APPROVAL OF MINUTES:

Approval of the August 9, 2013 Pre-Planning Commission Hearing Minutes as published:

MOTION: Commissioner McConnell.

SECOND: Alderman Russell.

VOTE: 3-0.

Approval of the August 12, 2013 Planning Commission Meeting Minutes as published:

MOTION: Commissioner McConnell.

SECOND: Alderman Russell.

VOTE: 3-0.

Approval of the August 19, 2013 Planning Commission Workshop Meeting Minutes as published:

MOTION: Commissioner McConnell.

SECOND: Alderman Russell.

VOTE: 3-0.

Approval of the September 6, 2013 Pre-Planning Commission Hearing Minutes were tabled until the August 10, 2013 Planning Commission Hearing:

MOTION: Commissioner McConnell.

SECOND: Commissioner Ryan.

VOTE: 5-0.

III. PUBLIC HEARING-SWEARING IN:

“Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth.” If so, answer “I do”.

IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an

item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

V. OLD BUSINESS:

A. PC12-790PND, Master Plan-Tuscarora Creek PND

Mr. Love entered the entire staff report into the record. There was public comment on this item.

Roy Whitehouse of 7182 Meadow Brooke Drive stated that he would like to thank the applicant for the attention and resolution to the concerns of the neighbors in regards to the proposed master plan. He stated that they are satisfied with the proposed plan.

Planning Commission Action:

MOTION: Commissioner McConnell moved for the approval of PND master plan PC12-790PND with the 1 condition to be met in less than 60 days as read into the record by staff.

SECOND: Alderman Russell.

VOTE: 5-0.

B. PC13-195PND, Master Plan-Keller Properties

Mr. Love entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action Per Section 405:

MOTION: Commissioner McConnell moved for the approval of the modifications to Section 405, Table 405-1 as permitted under §410(e) to reduce setbacks, lot widths, lot frontages, lot sizes, and impervious surface as provided in the design guidelines, specifically Exhibits C1 & C2, and master plan Exhibit A.

SECOND: Commissioner Ryan.

VOTE: 5-0.

Planning Commission Action Per Section 611:

MOTION: Commissioner McConnell moved for the approval of modifications to Section 611, Street Improvement Standards, as permitted under §410(g)(3) to allow for:

- Minimum horizontal centerline radius of local streets may be reduced from 100' minimum to 50' minimum when tangents of intersecting streets meet at right angles.
- Yellow Springs Road cross-section as depicted on Exhibit D in the design guidelines and Exhibit M.

SECOND: Commissioner Ryan.

VOTE: 5-0.

Planning Commission Action Per Section 821:

MOTION: Commissioner McConnell moved for the approval of a modification to Section 821, Fences, Walls & Hedges, to allow fences within front yards and in private common areas as detailed in the design standards as permitted under §410(h)(3).
SECOND: Commissioner Brown.
VOTE: 5-0.

Planning Commission Action Per Section 607:

MOTION: Commissioner McConnell moved for the approval of a modification to Section 607, Parking and Loading Standards, to allow of the minimum number required on-site parking spaces per Table 607-1 to be supplemented with the use of on-street parking and/or surface parking lots as necessary as permitted under §410(h)(4).
SECOND: Commissioner Ryan.
VOTE: 5-0.

Planning Commission Action for Extension of APFO:

MOTION: Commissioner McConnell moved for the approval of an extension of the APFO approval period from 10 years to 15 years in accordance with Section 4-6 of the APFO based on the proposed phasing schedule.
SECOND: Commissioner Ryan.
VOTE: 5-0.

Planning Commission Action PC13-195PND:

MOTION: Commissioner McConnell moved to approve master plan PC13-195PND with the 5 conditions to be met in greater than 60 days and less than one year as read into the record by staff.
SECOND: Commissioner Ryan.
VOTE: 5-0.

C. PC13-493ZTA, Text Amendment-Section 864, Signage Regulations

Ms. Dunn entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

MOTION: Commissioner McConnell moved for a positive recommendation of PC13-493ZTA to the Mayor & Board of Aldermen for the proposed amendments to Section 864, Sign Regulations as presented in the draft ordinance.
SECOND: Commissioner Ryan.
VOTE: 5-0.

VI. NEW BUSINESS:

D. PC13-318FSI, Final Site Plan-Mill Island @ Worman's Mill

Mr. Love entered the entire staff report into the record. There was public comment for this item.

Bob Logan of 2592 Bear Den Road read the letter he submitted to the Planning Commission into the record. He feels that the Planning Commission should post pone their decision until the court matters have been finalized with the Worman's Mill project.

Planning Commission Action:

MOTION: Commissioner McConnell moved for the unconditional approval of final site plan PC13-318FSI.

SECOND: Commissioner Ryan.

VOTE: 5-0.

E. PC13-385PSU, Preliminary Subdivision Plat-Vantage 70

Mr. Mark entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

MOTION: Commissioner McConnell moved to approve preliminary subdivision plan, PC13-385PSU with the 3 conditions to be met in less 60 days as read into the record by staff.

SECOND: Commissioner Ryan.

VOTE: 5-0.

F. PC13-382FSI, Final Site Plan-Frederick Memorial Hospital Main Entrance

Commissioner Ryan recused himself from this case.

Mr. Mark entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action Per Section 605(e):

MOTION: Commissioner McConnell moved for the approval of a modification to Section 605(e), Table 605-3 for a Level I screening buffer for a property zoned IST abutting a property zoned PRK with the compensating feature being the applicant providing the required screening and a hedgerow of yews surrounded by as mulched bed and their commitment to maintaining the landscaped area.

SECOND: Commissioner Brown.

VOTE: 4-0.

Planning Commission Action Per Section 601:

MOTION: Commissioner McConnell moved for the approval of a modification to Section 601, Table 601-2 for the access separation requirements based with the compensating feature being the previous signalization at the western most entrance and the closing the Cancer Center entrance onto 7th Street.
SECOND: Commissioner Brown.
VOTE: 4-0.

Planning Commission Action for Architectural Elevations:

MOTION: Commissioner McConnell moved to approve the architectural elevations as proposed for compliance with the building and urban design standards for the IST zoning district.
SECOND: Commissioner Brown.
VOTE: 4-0.

Planning Commission Action PC13-382FSI:

MOTION: Commissioner McConnell moved to approve final site plan PC13-382FSI with the 1 condition to be met in less than 60 days and the one condition to be met in greater than 60 days and less than 1 year as read into the record by staff.
SECOND: Commissioner Brown.
VOTE: 4-0.

G. PC07-695FSI, Final Site Plan-Toll House BP Gas Station

Ms. Reppert entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action Per Section 601(f) (2):

MOTION: Commissioner McConnell moved for the approval of 2 modifications to the Land Management Code (LMC) Section 601(f) (2), Access Drive Separation, to reduce distances between driveways to less than 200 feet as required on an arterial street, to distances of 69' and 10' conditioned upon the existing eastern entrance to be used for ingress only and signs posted for vehicles not to enter onto West 7th Street.
SECOND: Commissioner Ryan.
VOTE: 5-0.

Planning Commission Action PC07-695FSI:

MOTION: Commissioner McConnell moved to approve final site plan PC07-695FSI for BP Toll House Station with the 3 conditions to be met in less than 60 days and the 1 condition to be met in greater than 60 days and less than 1 year as read into the record by staff.
SECOND: Commissioner Ryan.
VOTE: 5-0.

H. PC13-387FSU, Final Subdivision Plat-Toll House BP Gas Station

Ms. Reppert entered the entire staff report into the record. There was no public comment on this item.

Planning Commission Action:

MOTION: Commissioner McConnell moved to approve final subdivision plat PC13-387FSU for the BP Toll House Station with the 1 condition to be met in less than 60 days and the 1 condition to be met in greater than 60 days and less than 1 year.

SECOND: Commissioner Ryan.

VOTE: 5-0.

There was no further business.

Meeting adjourned at 8:10 p.m.

Respectfully Submitted,

Carreanne Eyler
Administrative Assistant

APPROVED 10-14-2013