

**MONTGOMERY COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATION BUILDING
451 WEST THIRD STREET
DAYTON, OHIO 45422-1350**

**MINUTES
AUGUST REGULAR MEETING**

August 10, 2017

The Sixth Regular Meeting of the Montgomery County Planning Commission was held Thursday, August 10, 2017, at 8:30 a.m. in the Tenth Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.

MEMBERS PRESENT: *Michael Cromartie* *Doug Harnish*
 Carl Daugherty *Richard Holmes*
 Judy Dodge *James Zengel*
 Dan Foley

OTHERS PRESENT: *Gwen Eberly, Planning Staff*
 Larry Weissman, Planning Staff
 Angela Swartz, Planning Staff
 Bert Kelsey, County Engineer's Office
 Charles Schaffer, County Environmental Services Dept.
 Steve Lisle, Reinke, The Trails of Saddle Creek, Sec. 8
 Ryan Lee, Washington Township, Zoning Case Z 7-18
 Tom Peebles, Peebles Homes, LLC, Zoning Case Z 7-18
 Tosin Osunbunmi, Montgomery County CD

MINUTES:

On a motion by Mr. Zengel, and seconded by Mr. Holmes, it was moved to approve the minutes from the regular meeting held Thursday, July 13, 2017.

On a call of roll: Mr. Cromartie, aye; Mr. Daugherty, aye; Ms. Judy Dodge, abstained; Mr. Dan Foley, abstained; Mr. Harnish, aye; Mr. Holmes, aye; Mr. Zengel, aye. Motion carried.

ZONING:

Butler Township ZC 2-17

Mr. Weissman stated the applicant has requested amendments that will enhance the vitality of the RC/S-1 District by removing or adding language to clarify and update the list of allowed and conditional uses. Uses proposed for removal are not compatible with several of the principal activities (lodging, dining, entertainment, retail) within the District. He summarized the amendments as follows:

Revise Section Article 15 RC/S-1 REGIONAL COMMERCIAL SERVICES DISTRICT,
Section 1501 Principal Permitted Uses

- Rephrase standards for convenience, local and regional retail uses so as to list them as allowed uses without explicit standards for minimum or maximum square footage of the use.
- Remove automobile, boat, motorcycle, truck and recreational vehicle sales and service and rental from the list of conditional uses.
- Remove automated teller machines from the list of conditional uses.
- Add automated teller machines attached to financial institutions to the list of allowed uses.
- Add “as an accessory use” to conditional use of solar panels.

Based on the above information and analysis, staff recommends approval of the requested amendments to Article 15 RC/S-1 Regional Commercial Service District.

The amendments are a logical approach to the furtherance of compatibility and predictability of land use within the district.

On a motion by Mr. Daugherty and seconded by Mr. Zengel, it was moved to recommend approval of the Butler Township Zoning Case ZC 2-17 as recommended by the Planning Staff.

All approved; Motion carried.

Washington Township ZC 7-18

Mr. Weissman stated the applicant has requested to rezone approximately 14.90 acres of land from T Township to PDR Planned Development Residential, Preliminary. The applicant has submitted a preliminary plan showing the lay out of the roads, homes, landscaping and open space. The plans are consistent with a single family residential development that follows the general pattern of development in the vicinity. Nearby residential zoning allows densities of approximately 2 dwellings per acre, which is similar to the overall density of the proposed development, although the development contains lot areas that are smaller in area than surrounding development. The building footprints show homes of 2,000 to 3,000 sq. ft., along with front, rear and side yards.

The applicant proposes to provide a high degree of continuity with surrounding residential development styles, as well as some public amenities on within the project.

The application contains a complete preliminary plan showing the necessary level of detail. The final development plan will include the detailed building elevations and renderings, landscaping and detailed narratives.

Based on the above information and analysis, staff recommends approval of the Preliminary Development Plan, as requested by the applicant, for a PDR Planned Development Residential District on the subject property. Overall, the plan appears to be compatible with surrounding

development, and allows the redevelopment of a vacant parcel within the community. The final development plan should include guidelines for architecture, exterior materials and color to assure that compatibility.

On a motion by Mr. Foley and seconded by Ms. Dodge, it was moved to recommend approval of the Washington Township Zoning Case 7-18 as recommended by the Planning Staff.

All approved; Motion carried.

FINAL PLATS:

The Trails of Saddle Creek, Section 8 - Washington Township

Mr. Weissman stated this is a Record Plan for a plat of 11 single family residential lots, and two open space lots. Access will be provided via a cul de sac street to be constructed and dedicated as part this plat.. That street will provide indirect access to Clio Road to the north, and Nutt Road to the south. The plat will become part of the Trails of Saddle Creek development, which extends between Clio Road and Nutt Road.

This plat will utilize an existing storm water runoff detention facility which is located on land within the proposed subdivision. The basin currently serves development on nearby parcels. That basin will need to be altered to meet the requirements of the original design, as well as new runoff from this plat. The developer is aware of this requirement.

On a motion by Mr. Zengel and seconded by Mr. Cromartie, it was moved to recommend approval of the final plat for The Trails of Saddle Creek, Section 8 in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

PLATS – REAPPROVAL

Cadie Avenue – Harrison Township *(3)

Miamisburg Town Center, Section 12 – Miami Township *(0)

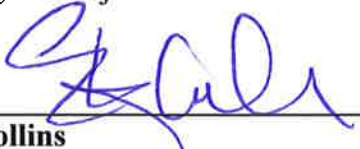
*(Indicates number of reapprovals)

Mr. Weissman indicated that the aforementioned plats have not been recorded within the 120-day time frame and are on the agenda for reapproval.

On a motion by Mr. Daugherty, and seconded by Mr. Zengel, it was moved to recommend reapproval of Cadie Avenue in Harrison Township and Miamisburg Town Center, Section 12 in Miami Township.

All approved; Motion carried.

Meeting was adjourned as there was no further business to come before the Planning Commission.



Erik Collins
Executive Director



Douglas Harnish
Chairman

Date Approved: 9/14/17