

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

**MINUTES
REGULAR MEETING**

March 11, 2021

The Second Regular Meeting of the Montgomery County Planning Commission was held Thursday, January 14, 2021, at 8:30 a.m. by video conference via Zoom.us due to the COVID-19 Pandemic. This meeting will be livestreamed on the county's Facebook page (@Montgomery County) per guidelines approved by HB 197.

MEMBERS PRESENT: *Michael Cromartie* *Deborah Lieberman*
 Carl Daugherty *Carolyn Rice*
 Richard Holmes *William Uhl, II*
 James Zengel

OTHERS PRESENT: *Gwen Eberly, Planning Staff*
 Larry Weissman, Planning Staff
 Angela Swartz, Planning Staff
 Mark Stuart, County Engineer's Office
 Paul Oluduyile, Intern for County Engineer's Office
 Charles Schaffer, County Environmental Services Dept.
 Dean Flores, County Environmental Services Dept.
 Nathaniel Peterson, County Prosecutor Office
 Mary Zoeller, BCC Clerk
 Scott Dorsten, The Trails of Saddle Creek, Sect 12 & 13
 Ryan Lee, ZC 7-730 Washington Township
 John Lucas, ZC-730 Washington Township
 Emily Crow, ZC 02-2021 Harrison Township
 Len Kendall, ZC 02-2021 Harrison Township
 Joe Del Balso, ZC 02-2021 Harrison Township

MINUTES:

On a motion by Ms. Rice and seconded by Mr. Holmes it was moved to approve the minutes from the 74th annual meeting held Thursday January 14, 2021.

All approved; Motion carried.

On a motion by Ms. Rice and seconded by Mr. Uhl it was moved to approve the minutes from the regular meeting held Thursday, January 14, 2021.

All approved; Motion carried.

ZONING:

ZC-02-202 Harrison Township

Mr. Weissman stated an application has been filed seeking to establish R7 Multi Family Residential zoning on approximately 12 acres of vacant land currently zoned B4 Business. The applicant envisions the development of an affordable housing community on the subject property. The property is part of the former Forest Park Mall, and is included within the Township's Forest Park redevelopment Master Plan. The proposed re-zoning appears to be consistent with that plan's goal of protecting the supply of affordable housing in the study area, and is located within an area envisioned for new residential development.

The property is located to the north of the intersection of E. Nottingham Road, and Wilton Street, approximately 260 feet to the east of N. Main St.

Public water, sewer, and road capacity appear to be adequate to support the development of this currently vacant property, given that it is located within a heavily developed urban community that is already served by extensive infrastructure.

The proposed zoning district is consistent with the level of intensity of surrounding zoning and land uses, as well as the relevant long range plans for the vicinity. In addition, new commercial development of adjacent properties will be subject to zoning controls, including buffering to protect residential communities. Overall, the proposed zoning R7 District will foster the redevelopment of a vacant property and provide new housing in a manner that is consistent with the current land use pattern and planning in the vicinity.

There was then a brief discuss of the background of the case.

Based on the above information and analysis, staff recommends approval or the proposed rezoning.

On a motion by Ms. Rice and seconded by Mr. Uhl it was moved to approve proposed rezoning for ZC-02-2021 in Harrison Township.

All approved; Motion carried.

ZC-730 Washington Township

Mr. Weissman stated the applicant has requested approval of a PD-B2 Planned Development Business District - First Stage (Retail grocery and gasoline pumps), on approximately 2.27 acres of vacant land, currently zoned B2 Business. The property is located immediately to the northeast of the intersection of Whipp Road and Far Hills/SR 48. Access to the site is available from both of those streets.

The applicant has submitted a concept plan pursuant to the preliminary and final stage planned development process. The plan shows a retail building of approximately 6,500 sq. ft, gas pump stations, parking and circulation around the building and gas pumps and landscaping. Height is limited to 44 feet, per a notation on the plan. Further details, renderings and signage will be included in the final development plan, which will be submitted to the Township Zoning Commission by the applicant.

The subject property has been previously developed for commercial use (including a gasoline station), and is situated along a major commercial corridor.

The Long Range Plan designates the property as commercial.

Zoning and land use to the north includes B4 zoning and commercial use, as well as R4 zoning and residential uses to the northeast.

Zoning and land use to the east is R4; single family residential.

The property is bounded to the south by Whipp Road, and SR48 to the west. Zoning and land uses to the south and west are commercial, respectively.

Given the high level of commercial development in the vicinity, and the accessibility to SR 48, the redevelopment of this commercial property is not expected to have a major impact on public water, sewer or roads.

The PD-B2 District would allow the combination of a retail use and gasoline pump island on the property. The Concept Plan is logically arranged, and appears to be fairly consistent with the parking, landscaping and development standards of the B2 zoning district. The proposed use of the site is consistent with the high level of commercial uses along SR 48 and at this particular intersection with Whipp Road. Overall, the proposed use matches the current land use pattern.

Based on the above information and analysis, staff recommends approval of the proposed PD-B2 District, with the comment that buffering, landscaping and lighting control should be maximized in the Final Plan.

There was then a brief discuss of the background of the case.

On a motion by Mr. Uhl and seconded by Mr. Cromartie it was moved to approve proposed PD-B2 District for Z-730 in Washington Township.

All approved; Motion carried.

FINAL:

The Trails of Saddle Creek, Section 12 – Washington Township

Mr. Weissman stated this is a Record Plan to plat 21 lots, including one open space lot (lot #289), on a total of 14.37 acres, located north of the intersection of Ridings Blvd. and Saddle Creek Trail, within the Trails of Saddle Creek development. The proposed lots will be accessed from a public street (Buckboard Drive) that will be constructed by the developer. The developer has agreed to some minor changes to the construction plans in order to meet current standards for public infrastructure.

Staff recommends approval, subject to approval of the final construction plans by the County Engineer, County Environmental Services, posting of bond or irrevocable letter of credit and execution of the subdividers contract.

On a motion by Ms. Lieberman and seconded by Mr. Holmes it was moved to approve the record plan for The Trails of Saddle Creek, Section 12 in Washington Township.

All approved; Motion carried.

The Trails of Saddle Creek, Section 13 – Washington Township

Mr. Weissman stated this is a Record Plan to plat 22 lots, including one open space lot (lot #295), on a total of 14.56 acres, located north of the intersection of Ridings Blvd. and Horseshoe Bend, within the Trails of Saddle Creek development. The development provides indirect access to Cloy Road to the north, and Nutt Road to the south. The proposed lots will be accessed from an extension of Horseshoe Bend. The developer has agreed to some minor changes to the construction plans in order to meet current standards for public infrastructure.

Staff recommends approval, subject to approval of the final construction plans by the County Engineer, County Environmental Services, posting of bond or irrevocable letter of credit and execution of the subdividers contract.

On a motion by Ms. Rice and seconded by Mr. Holmes it was moved to approve the record plan for The Trails of Saddle Creek, Section 13 in Washington Township.

All approved; Motion carried.

REPLAT:

6032 Sixth Avenue Plat - Miami Township

Mr. Weissman stated this is a Record Plan to create one lot of .155 acres by replating two platted lots within the Miami Valley Chautauqua. The property, which is located to the southwest of the intersection of Sixth Avenue and Western Avenue, is vacant. No new public infrastructure is necessitated by this Record Plan.

Staff recommends approval of the record plan.

On a motion by Ms. Rice and seconded by Mr. Uhl it was moved to approve the record plan for 6032 Sixth Avenue Plat in Washington Township.

All approved; Motion carried.

REAPPROVALS:

Aberdeen - Miami Township *(0)

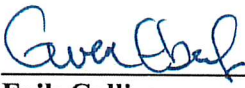
Washington Trace, Section 14 - Washington Township *(0)

Mr. Weissman indicated that the aforementioned plat has not been recorded within the 120-day time frame and is on the agenda for reapproval.


On a motion by Mr. Holmes and seconded by Ms. Rice, it was moved to recommend reapproval of Aberdeen in Miami Township and Washington Trace, Section 14 in Washington Township.

All approved; Motion carried.

There being no further business to come before the Planning Commission, the meeting was adjourned.



Erik Collins
Executive Director



Planning Commission Chairperson

Date Approved: 4/8/21