

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

**MINUTES  
REGULAR MEETING**

**July 8, 2021**

The Sixth Regular Meeting of the Montgomery County Planning Commission was held Thursday, July 8, 2021, at 8:30 a.m. on the sixth floor in Data Processing Training Conference Room, County Administration Building, 451 West Third Street, Dayton, Ohio.

**MEMBERS PRESENT:**     *Sheila Crane*                             *Richard Holmes*  
                                  *Michael Cromartie*                     *Carolyn Rice*  
                                  *Carl Daugherty*                        *William Uhl, II*  
                                  *Judy Dodge*                             *James Zengel*

**OTHERS PRESENT:**     *Gwen Eberly, Planning Manager*  
                                  *Larry Weissman, Planning Staff*  
                                  *Angela Swartz, Planning Staff*  
                                  *Mark Stuart, County Engineer's Office*  
                                  *Justin Spencer, Intern for County Engineer's Office*  
                                  *Dean Flores, County Environmental Services Dept.*  
                                  *Charles Schaffer, County Environmental Services Dept.*  
                                  *Nathaniel Peterson, County Prosecutor Office*

**MINUTES:**

On a motion by Ms. Dodge and seconded by Ms. Crane it was moved to approve the minutes from the regular meeting held Thursday, June 10, 2021.

On a call of roll: Ms. Crane, aye; Mr. Cromartie, aye; Mr. Daugherty, abstained; Ms. Dodge, aye; Mr. Holmes, aye; Ms. Rice, abstained; Mr. Uhl, abstained Mr. Zengel, aye. Motion carried.

**ZONING:**

**ZC 03-01 – Harrison Township**

Mr. Weissman stated the applicant, who owns the property, requests a rezoning of approximately 1.1 acres to the B4 Business District, from the current R4 Single Family District. The applicant envisions a commercial use on the site. The site is accessed directly from Payne Avenue.

The subject property is vacant and is within an area of mixed land uses. Land to the north contains single family residential uses and is zoned R4. Land to the south is under commercial use and is zoned B4. Land to the west contains a large-scale religious use and is zoned R4. A Post Office building and other commercial uses are in operation to the east, across Payne Avenue.

Given the overall intensity of the surrounding land uses and proximity of commercial uses, the requested rezoning would not appear to contravene the pattern of land use in the vicinity. The property is directly accessed from Payne Avenue, and is adjacent to commercial land uses. The applicant's view of the commercial potential for the property appears to be a reasonable extension of the pattern of adjacent land uses.

Based on the above information and analysis, staff recommends approval of the requested rezoning to B4 Business.

On a motion by Mr. Uhl and seconded by Mr. Cromartie it was moved to approve proposed rezoning for ZC-03-01 in Harrison Township.

All approved; Motion carried.

### **ZC-733 - Washington Township**

Mr. Weissman stated the applicant wishes to obtain Planned Development Residential zoning for their .465-acre property which is fronted by SR 48 to the west, approximately 100 feet to the south of Calverda Drive.

The applicant, who owns the property, wishes to construct a single-story two-family residence. The plan shows that the residence will contain 2126 total sq. ft. of residential space, and 840 sq. ft. of garage space. Each residence will have its own garage and front entrance, accessed directly from SR 48. The plan shows wood frame construction, with shingled roof and siding. The subject property is currently under A (Agriculture) zoning, which allows single family homes. Land to the north and east contain single family homes and is zoned A. Land to the south contains a child day care zoned OR 4. A Township fire station is to the west, across SR 48.

The requested residential development appears to be largely consistent with the surrounding residential uses, and the nearby day care. The Development Plan will allow the Township to establish zoning to control the construction and use of the residence. The new residence would be subject to the Township's two-family residential zoning standards, as contained within the zoning resolution.

Based on the above information and analysis, staff recommends approval of the requested Planned Development Residential District, with the comment that the Township may wish to pursue additional exterior features or treatments, pursuant to the Township's zoning authority.

On a motion by Mr. Holmes and seconded by Mr. Daugherty it was moved to approve proposed rezoning for Z-733 in Washington Township.

All approved; Motion carried.

**ZC-734 - Washington Township**

Mr. Weissman stated the applicant owns the subject property and wishes to rezone the property to a Planned Business District, in order to continue operation of a dental clinic with the addition of a parking area located to the rear of the clinic. The clinic is zoned SU and is in need of additional parking to bring its use and zoning up to date.

The property consists of two parcels of land, one of which is zoned SU Special Use, and contains the clinic, parking and an extensive landscaping; the other parcel is zoned R4 and contains a single family house that the applicant wishes to demolish in favor of the construction of a hard surface parking area to serve the clinic.

Together, the parcels constitute approximately 2.2 acres. The dental clinic fronts on Far Hills Avenue, and the adjacent parcel fronts on Candelwood Lane. Business uses under SU zoning are to the north and south of the overall site. There are residential uses under R4 zoning to the west and south west of the site.

On a motion by Ms. Rice and seconded by Ms. Crane it was moved to approve proposed rezoning for Z-734 in Washington Township.

All approved; Motion carried.

**REAPPROVALS:**

**Trails of Saddle Creek, Section 12 – Washington Township \*(0)**

**Trails of Saddle Creek, Section 13 – Washington Township \*(0)**

**Washington Trace, Section 14 – Washington Township \*(1)**

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

On a motion by Ms. Rice and seconded by Mr. Uhl, it was moved to recommend reapproval of Trails of Saddle Creek, Section 12 in Washington Township, Trails of Saddle Creek, Section 13 in Washington 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.

  
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Erik Collins  
Executive Director

  
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Planning Commission Chairperson

Date Approved: 8/12/21