

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

**MINUTES  
REGULAR MEETING**

**September 9, 2021**

The Seventh Regular Meeting of the Montgomery County Planning Commission was held *Thursday, September 9, 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*                             *Deborah Lieberman*  
                                  *Michael Cromartie*                     *Richard Holmes*  
                                  *Carl Daugherty*                         *William Uhl, II*  
                                  *Judy Dodge*                                 *James Zengel*

**OTHERS PRESENT:**     *Larry Weissman, Planning Staff*  
                                  *Angela Swartz, Planning Staff*  
                                  *Mark Stuart, County Engineer's Office*  
                                  *Dean Flores, County Environmental Services Dept.*  
                                  *Lyle Stiles, Cushman & Wakefield*  
                                  *Ryan Lee, Washington Township*  
                                  *Tim Korosci, Washington Township*

**MINUTES:**

On a motion by Mr. Daugherty and seconded by Ms. Crane it was moved to approve the minutes from the regular meeting held Thursday, July 8, 2021.

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

**ZONING:**

**ZC 01-2021 Jefferson Township**

Mr. Weissman stated the applicant, who owns the subject vacant property, as well as an adjacent residential parcel, wishes to rezone the subject 2.704 acres to LI Light Industrial in order to operate a landscaping business on the site. The applicant is operating a legally nonconforming landscaping business on the adjacent parcel and wishes to expand the use onto the subject parcel. The subject parcel is located along Dayton Germantown Pike (SR4), to the west of the intersection of with Pinnacle Road.

The requested Light Industrial zoning district is inconsistent with the land use pattern that surrounds the subject property. Although there is a farm to the west of the subject property, the site is surrounded by residential land uses, under Rural Transitional zoning, which allows only

farming and residential land uses. In addition, the long-range plan for the site and it's vicinity is medium density residential. Land uses allowed by the requested LI Light Industrial zoning include commercial and light industrial uses such as auto and boat sales, storage and repair, mortuaries, and light manufacturing – which produce off site impacts like noise, glare and commercial traffic. Adjacent residential properties that are impacted by those factors may lose their utility to support residential use.

Given that the adjacent residential land uses are pursuant to Township zoning as well as the long-range land use plan, such an impact upon the surrounding property seems to be unwarranted.

Based on the above information and analysis, staff recommends denial of the requested LI Light Industrial zoning district.

There was a brief discuss about options the property owner may have and Planning Commission staff indicated they will discuss with the Township staff.

On a motion by Ms. Crane and seconded by Mr. Daugherty it was moved to disapprove proposed rezoning for ZC-01-2021 in Jefferson Township.

All approved; Motion carried.

**ZC-735 - Washington Township**

Mr. Weissman stated the applicant acting on behalf of the property owner has submitted an application to obtain approval for a Concept Plan for a Planned Development Office/Residential zoning for a vacant 2.96 acre parcel that is currently zoned SU Special Use.

The subject property is located immediately to the southeast of the intersection of Dayton Lebanon Pike (SR 48) and Mandel Drive (60' Right of Way – currently constructed), in Washington Township. The site has approximately 400 feet of unimproved frontage along SR48; and approximately 220 feet of frontage along Mandel Drive. The concept plan shows access from Mandel Drive.

Surrounding land use and zoning is medium to high density residential, with a multi-family development to the west, a single story planned development condominium to the north, and single family lots to the east and south. The Long-Range Plan designates the property and vicinity as Medium Density Residential.

Major utilities are available to the site.

The applicant has submitted a concept site plan showing a 35' high building of approximately 19,000 square feet of total floor area, 101 parking spaces, a stormwater collection area and landscaping. No renderings of the building, statement of construction materials or other architectural details have been provided by the applicant, at this time. The applicant has also submitted a short narrative stating that the facility will be used by medical professionals to provide services to patients.

The applicant is requesting approval of a large medical office building to be located within an intensively developed residential area. Public water and sewer is available for the proposed use, and a state highway route (SR 48) fronts the project site. The location of the subject property along SR 48 creates exposure to traffic and other activity, which supports the concept of a low intensity nonresidential use on the subject property.

The concept plan includes the basic lay out of the site, including the main building, parking and circulation, landscape areas, and a narrative of the nature of the proposed use. Although the concept plan materials do not mention building materials, architecture, access controls, hours of operation or specific methods for buffering or screening of the site, the required elements of the Concept Plan appear to be met. Final elements such as driveway design, architecture and construction materials, landscape and buffer plan and schedule will be included in the Final Development Plan.

The intent of the Office Residential zoning district is to provide for either residential land use or low intensity professional offices that are reasonably consistent in appearance and architecture to nearby residential developments. While the surrounding land use pattern will need to be protected from impacts such as noise, glare, traffic, that may otherwise be associated with a large medical office building and parking lot, the Concept Plan appears to meet the intent of the Office Residential zoning district.

Based on the above information and analysis, staff recommends approval of the requested Preliminary Planned Development Concept Plan, predicated on the final inclusion of necessary studies for safe access, and standards for architectural compatibility, and mitigation of noise, glare, or visual impacts.

On a motion by Ms. Lieberman and seconded by Mr. Holmes it was moved to approve proposed Concept Plan for Planned Development Office/Residential zoning for Z-735 in Washington Township.

All approved; Motion carried.

**REPLATS:**

**Illini Development South, Section 2 Washington Township**

Mr. Weissman stated this Record Plan will create one lot of approximately 3.50 acres by combining two adjacent platted lots. One of the lots contains a newly constructed religious assembly use, and the other lot is vacant. The combination of the lots will provide additional land for landscaping and other accessory features associated with the main buildings.

The property is located to the southwest of the intersection of Success Lane and Austin Blvd., in Washington Township. Access is available from Austin Blvd as well as from Success Lane. No public improvements are necessitated by this replat.

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Staff recommends approval of the Record Plan.

On a motion by Ms. Lieberman and seconded by Mr. Cromartie it was moved to approve the record plan for Illini Development South, Section 2 in Washington Township.

All approved; Motion carried.

**REAPPROVALS:**

**Bradley Allen Plat – Jefferson Township \*(0)**

**Forest Park Center Redevelopment, Section 1-A – Harrison Township \*(0)**

**Kindred Bowling Plat – Harrison Township \*(2)**

**Singing Ridge, Section 1, Phase 3 – Butler Township \*(0)**

**Washington Trace, Section 15 – Washington Township \*(0)**

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 Mr. Holmes and seconded by Mr. Uhl, it was moved to recommend reapproval of Bradley Allen Plat in Jefferson Township, Forest Park Center Redevelopment, Section 1-A in Harrison Township, Kindred Bowling Plat in Harrison Township, Singing Ridge, Section 1, Phase 3 in Butler Township and Washington Trace, Section 15 in Washington Township.

All approved; Motion carried.

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

*Erik Collins*  
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for Erik Collins  
Executive Director

*Jim M 30*  
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Planning Commission Chairperson

Date Approved: 12/16/21