

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

MINUTES  
NOVEMBER REGULAR MEETING

NOVEMBER 8, 2018

The Tenth Regular Meeting of the Montgomery County Planning Commission was held *Thursday, November 8, 2018, at 8:30 a.m.* in the Tenth Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.

MEMBERS PRESENT:     *Sheila Crane*                     *Richard Holmes*  
                              *Michael Cromartie*             *Debbie Lieberman*  
                              *Carl Daugherty*                 *William Uhl*  
                              *Doug Harnish*                    *James Zengel*

OTHERS PRESENT:     *Larry Weissman, Planning Staff*  
                              *Angela Swartz, Planning Staff*  
                              *Mark Stuart, County Engineer's Office*  
                              *Justin Koesel, Intern County Engineer's Office*  
                              *David Swanson, County Environmental Services Dept.*  
                              *Ryan Lee, Washington Township*  
                              *Tony Zaikoski, Zaikoski Real Estate Ventures, LLC*

MINUTES:

On a motion by Ms. Crane , and seconded by Mr. Zengel, it was moved to approve the minutes from the Regular Meeting held Thursday, September 13, 2018.

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

ZONING CASES:

**ZC 434-18 Miami Township**

Mr. Weissman stated that the applicant proposes a zoning map and text amendment for the creation of an AIRPORT PLANNED DEVELOPMENT MIXED USE DISTRICT, which would be applied to the Dayton Wright Brothers Airport property. The purpose of the action is to allow the development of mixed uses within the context of the operation of a commercial airport.

The new district would establish three general areas of land on the subject property, and assign a district set of land uses to each district. Small scale retail, convenience and service stations would be limited to two locations along State Route 741. Areas to the east of the runway and airport operations are envisioned for commercial development. In areas now serving aviation needs, development will be limited to aviation. The text amendment would contain standards for uses and structures.

The new district would mirror the current Planned Development process and provide for a two stage process for preliminary and final development plans. The overall layout of the airport property would not change, but some new aviation and non aviation uses are envisioned for the future.

The creation of standards and processes for the expansion of land uses at the airport will enhance the viability of the property and guard against intrusive impacts upon surrounding land uses. Proposed text has been submitted.

Staff recommends approval of the concept of the AIRPORT PLANNED DEVELOPMENT MIXED USE DISTRICT, with the comment that open space buffers be maintained around the perimeter of the subject property to mitigate off site impacts upon residential lands, and that the entirety of the new zoning district is submitted for review prior to any final action on the case.

On a motion by Mr. Zengel, and seconded by Mr. Cromartie, it was moved to recommend approval of ZC 434-18 in Miami Township as recommended by the Planning Staff.

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

### **ZC Z-723- Washington Township**

Mr. Weissman stated that the applicant has requested the establishment of a PD O2 OFFICE District to allow the redevelopment of a site that is currently zoned SU Special Use. The subject property is located to the west of Far Hills Avenue. Access will be from Centerwood Land, which is to the north of the property.

The applicant has submitted a development plan including a site plan lay out, building elevations and construction materials. The plan shows a pediatric dental clinic building with a future lower level, landscaping, parking and circulation, and a storm water management pond. Materials and design are consistent with the one or two story brick construction found in the vicinity. The size of the building would be initially similar to that of the existing building (which will be demolished prior to the new construction), and there may be a future expansion for a lower level. A new parking area would be constructed to the west of the new building.

Mr. Weissman stated that the prior use of the site was commercial in nature, and the general vicinity of the site is zoned and developed for commercial land use. Zoning and land uses to the immediate north, south and east are commercial. Land use and zoning to the west is single family residential.

The requested PD O2 District to allow a pediatric dental practice will maintain the pattern of land use in the vicinity, and provide a means of regulating current and future construction on the site. In contrast, the current SU Special Use District does not impose any standards or restrictions on the development of new uses, and provides little guidance for the regulation of current and future uses.

While the commercial use of the site, and attendant traffic, is not new – the development would include new parking and drainage structures to better manage the use of the site.

Based on the above information and analysis, staff recommends approval of the requested PD O2 PLANNED DEVELOPMENT OFFICE District, with the comment that parking and drainage/detention structures must be screened to minimize impacts upon residential properties to the west of the site.

On a motion by Ms. Crane, and seconded by Ms. Lieberman, it was moved to recommend approval of ZC Z-723 in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

### **ZC Z-618D- Washington Township**

Mr. Weissman stated that the applicant has requested Planned Development Business zoning for an existing auto dealership (VOSS HYUNDAI) in order to proceed with an interior remodeling and the expansion of a showroom area. The property is zoned SU Special Use, which represents a zoning district that has no use or development restrictions. The SU District would be replaced by the PD B2 District which will include a development plan for the subject property. The current lay out of uses on the site would not be altered by the rezoning. The PD B2 District would require compliance with the Planned Development standards for this or any future use of the property.

The remodeling plan would constitute the final development plan that is required prior to issuance of the zoning permits for construction of the development. Any changes in the lay out would require a modification of the development plan.

The proposed Planned Development district maintains the existing commercial land use and provides a means for regulating current and future construction.

Staff recommends the approval of the proposed PLANNED DEVELOPMENT BUSINESS DISTRICT

On a motion by Ms. Cromartie, and seconded by Mr.Uhl, it was moved to recommend approval of ZC Z-618D in Washington Township as recommended by the Planning Staff.

All approved; Motion carried.

**REPLATS:**

**OGG Plat – Harrison Township**

Mr. Weissman stated that this is a record plan to combine two platted lots in order to create a single lot for residential use. The lot is located southwest of the corner of Mildred Drive and Loretta Drive in Harrison Township.

The property has been developed, and a lot line runs through the home. Combining the lots will eliminate that lot line, and create a new lot that fully encompasses the home and accessory structures. No public improvements are impacted.

Staff and Subdivision Review Committee recommends approval.

On a motion by Ms. Lieberman, and seconded by Mr. Uhl, it was moved to recommend approval of the OGG replat in Harrison Township as recommended by the Planning Staff.

All approved; Motion carried.

**Vandalia American Legion Post 668, Plat No. 1 – Butler Township**

Mr. Weissman stated that this is a Record Plan to plat one commercial lot in order to consolidate acreage under common ownership. The property contains a commercial building and surface parking area, all of which will be converted to a new use. No new construction or infrastructure is associated with the Record Plan. Access will remain unchanged from its current location on North Dixie Drive.

Staff and Subdivision Review Committee recommends approval.

On a motion by Mr. Cromartie, and seconded by Ms. Crane, it was moved to recommend approval of the replat of Vandalia American Legion Post 668, Plat No. 1 in Butler Township as recommended by the Planning Staff.

All approved; Motion carried.

**York Commons, Section 20– Butler Township**

Mr. Weissman stated that a Record Plan has been submitted for a replat to create two new commercial lots on a total of 3.60 acres of land in the York Commons development. New commercial development is anticipated on one of the lots (Lot 49), which will be accessed from York Center Drive. The development does not necessitate any new public infrastructure.

Staff and Subdivision Review Committee recommends approval.

On a motion by Mr. Holmes, and seconded by Mr. Zengel, it was moved to recommend approval of the replat of York Commons, Section 20 in Butler Township as recommended by the Planning Staff.

All approved; Motion carried.

**PLATS – REAPPROVAL**

7470 Miller Lane (Days Inn) – Butler Township (\*3)

Cadie Avenue – Harrison Township (\*7)

Washington Trace, Sec. 11 – Washington Township (\*0)

\*(Indicates number of reapprovals)

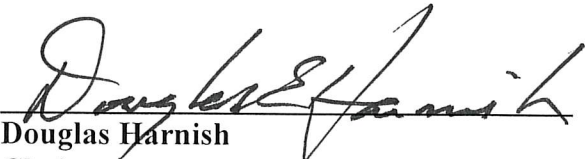
Mr. Weissman indicated that the aforementioned plats have not been recorded within the 120-day time frame and are on the agenda for reapproval.

On a motion by Mr. Daugherty and seconded by Mr. Uhl, it was moved to recommend reapproval of 7470 Miller Lane (Days Inn) in Butler Township, Cadie Avenue in Harrison Township and Washington Trace, Sec. 11 in Washington Township.

All approved; Motion carried.

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

  
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Erik Collins  
Executive Director

  
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Douglas Harnish  
Chairman

Date Approved: 12/13/18