

**TIPP CITY
JOINT CITY COUNCIL/ PLANNING BOARD MEETING**

TIPP CITY, MIAMI COUNTY, OHIO

January 27, 2014

**New Business – Review
of draft updates to the
Zoning Code, Zoning
Map, Subdivision
Regulations and
Restoration District
Design Manual**

The Joint City Council/Planning Board Meeting began at 6:30 p.m. The following Council Members were present: President Joseph Gibson, Mayor Patrick Hale, Katie Berbach, Dolores Gillis, Mike McDermott and Matt Owen. The following Planning Board Members were present: Stacy Wall, Brent Rawlins, Paul Lee and Jamie DeSantis.

City Staff Members in attendance: City Manager Jon Crusey, Assistant City Manager Brad Vath, City Zoning Administrator Matthew Spring, and Law Director David Caldwell. Also attending was reporter Nancy Bowman.

Guests signing the register include: Mike McFarland, Joe Bagi, Donna Cook, Elden and Colleen Eidemiller, Mark Springer, Katie Brasher and Lauryn Bayliff.

Ms. Wendy Moeller of Compass Point Planning presented members of Council and the Planning Board with updated information regarding land use and zoning codes within the City. Four items which were updated are: The Zoning Ordinance, Subdivision Regulations, Zoning Map and the Restoration District Design Guidelines. These are the four regulations that effect land use guidelines in Tipp City. Primary feedback received throughout this process came from the Steering Committee on a regular basis. Staff members and stakeholders were also involved in the process.

What are the overall goals for this project? Modernization with up-to-date standards, Clear regulations and easier for businesses. Higher standards for development and more predictability related to those standards.

Ms. Moeller reviewed the major changes of the updates:

- Site plan review - create clear standards allowing staff to review some plans rather than presenting all plans to Planning Board;
- Certificate of Appropriateness Review regarding the Restoration Board – similar changes like paint color or windows with same materials could be reviewed by Staff rather than being presented to the Restoration Board.
- Streamlined Zoning Districts – The City currently has 26 Zoning districts. Combined what is now the Open Space Residential District with the Suburban Residential District. Combined what is now called the Convenience District and the General Business District. The Legacy Overlay District is currently on top of an Industrial District. Combined two Light Industrial Districts. The Planned Development District will be consolidated into one single zoning district.

Ms. Moeller continued, two new procedures were added:

- Administrative Waiver – allowing staff to review and approve small dimensional waivers;
- Alternative Equivalent Compliance – used for the Certificate of Compliance in the Restoration District, landscaping and possibly for parking. Ability to propose an alternative to

existing code. It must meet or exceed the standard they are trying to replace.

Planning Board: Set Public Meeting – Code Amendment Chapters 154, 155 and Zoning Map for February 11, 2014

Mrs. Wall stated the only issue before the Planning Board is to set a public hearing for Code Amendment Chapters 154 and 155 and Zoning Map that was provided to set the meeting date for February 11, 2014. Mr. Lee moved to set a public hearing date of February 11, 2014 for Code Amendment Chapters 154 and 155. Jamie DeSantis seconded. Motion carried.

Adjournment

Mr. Owen moved to adjourn. Mr. McDermott seconded.

The meeting adjourned at 8:30 p.m.

Joseph Gibson, President of Council

Attest: _____
Janice Bates, Clerk of Council