

PLANNING BOARD MEETING
TIPP CITY, MIAMI COUNTY, OHIO JANUARY 13, 2015

Meeting	Chairman Stacy Wall called the meeting of the Tipp City Planning Board to order at 7:30 p.m.
Roll Call	Roll call showed the following Board members present: Stacy Wall, newly appointed member Vonda Alberson, and Milton Eichman. Others in attendance: Zoning Administrator Matt Spring and Board Secretary Kim Patterson. Those signing the register were Sharon Dehus, John Berk, Barb DeAngelis, and Carolyn Boze.
Excuse Absent Board Members DeSantis and Thornbury	Mr. Eichman moved to excuse the absence of Mr. Thornbury and Ms. DeSantis. Ms. Wall seconded the motion. Ms. Alberson abstained. Motion passed 2-0.
Oath of Office to Board Member	Mayor Hale issued the oath of office to new member Vonda Alberson.
Election of Chairman & Vice Chairman	Ms. Wall moved to table the Election of Chairman & Vice Chariman. Mr. Eichman seconded the motion. Motion passed 3-0.
Approval of Minutes – December 9, 2014	Mr. Eichman moved to approve the minutes of the December 9, 2014 meeting as amended. Ms. Wall seconded the motion. Ms. Alberson abstained. Motion passed 2-0.
Items Not on the Agenda	There were no comments on items not on the agenda.
<u>New Business</u> Deadline Dates	Ms. Wall announced the deadline date for the February 10, 2015 meeting for Preliminary Plans, Final Plats, and Site Plans is January 19, 2015, 5:00pm.
Tipp City Seniors, Inc., Zoning Code Amendment	Ms. Wall stated that there was only one item of new business on the agenda - a Public Hearing for Tipp City Seniors, Inc. Zoning Code Amendment. Individuals wishing to address the Board were sworn in. Mr. Spring then provided a brief summarization of the Staff Report. In association with the proposed lease of the City's property on N. Third Street, the Tipp City Seniors Inc. (a non-profit service organization serving the needs of senior citizens in Tipp City) seeks an amendment to the Tipp City Zoning Code to allow for Fraternal, Charitable, and Service Oriented Clubs to be an allowable use (Permitted with Standards) within the CD – Conservation District. The Tipp City Seniors have been working with City regarding the use of a property located on N. Third Street (currently zoned CD –

Conservation District) as a possible location for the construction of a new facility. However, it is important to keep in mind that a zoning code text amendment is global in nature (applies to all properties) and is not specific to the Tipp Seniors and/or any certain property they may be interested in. Therefore, Planning Board should consider the request on its own merits, and not in conjunction with the Tipp City Seniors potential plans.

Staff notes that the existing zoning code does allow for similar institutional and quasi-institutional uses such as *Cultural Institutions* and *Governmental Facilities* within the CD – Conservation District. Considering the similar nature and intensity of these existing permitted uses, staff suggests that adding *Fraternal, Charitable, and Service Oriented Clubs* to the list of Principally Permitted Uses is a reasonable request.

The existing "standards" for this use (which would not be changed) are delineated in Code 154.04(G)(36).

Staff recommends Planning Board forward a positive recommendation to City Council regarding this proposed zoning text amendment.

Ms. Wall then asked if anyone had any questions for Mr. Spring. She also explained that what the Planning Board is looking for is a recommendation to City Council for a zoning text amendment which would allow the use for fraternal, charitable, and service oriented clubs. More specifically if the amendment would be consistent with uses already permitted.

Mr. Eichman then inquired about acreage and if plans had been developed. He also wanted to clarify that the Planning Board is strictly looking at the utilization of the land for fraternal, charitable, service oriented clubs.

Mr. Spring explained that the Planning Board is only looking at the text amendment. Yes, this is being driven by the Tipp City Seniors, but any group wishing to locate to any Conservation District could be impacted by this code amendment. It is important for the board to understand that this could apply to other groups and other locations, not just the Tipp City Seniors and the N. Third Street property.

Ms. Wall read portions of Code 154.04(G)(3CIII). This code explains that the board is to consider anything designed, constructed, operated, and maintained should be harmonious and appropriate in appearance with the existing officially planned uses in the general vicinity and that such use will not change the essential character of the area. Other provisions include that the use will not involve any operation or activity that is detrimental to any person, property, or general welfare. Once the board gets beyond the text amendment, then the process would turn to looking at the specific plans for the facility. It is Ms. Wall's opinion that such a language change would stay harmonious and consistent with the character of the area.

Mr. Spring addressed a few items from the code that Ms. Wall previously read. The way that this particular text amendment is proposed is permitted with standards, which means that it is not a

special use and will not come before the Planning Board for specific review unless the site is over 75,000 square feet. This could be reviewed by staff with the use standards that are listed in the staff report.

Mr. Eichman questioned if there are other permitted uses in the Conservation District. Mr. Spring stated that other uses include greenhouses/nurseries, single family homes, kennels with animal boarding, commercial recreation facilities/outdoor, soil/mineral extraction, ballfields/playgrounds, governmental facilities, passive parks, natural areas, utility structures, cemeteries, cultural institutions, and religious places of worship.

John Berk, 600 Coach Dr., Tipp City, OH, addressed the board. He is on the committee that has been working on this project for a few years and attended the meeting to answer any questions. He started by stating that his committee was caught off guard during the negotiation with the city for the land. The group did not realize that the area had been zoned. It is the opinion of the committee that the land on N. Third St. fits their needs and is in a good location, close to the Tipp City Parks and easily accessible and visible to the community. The current location is not as easily visible to the citizens of the town and people don't even know they exist. Further, the current building is in need of a lot of repairs and parking is limited. Staying in the current location would not allow the Tipp City Senior program to grow and develop. The N. Third St. land is also land that has not been used since DAP gave the land to the city. At this point the Tipp City Seniors are just waiting on the zoning amendment and then they can finalize the details for their building.

Ms. Wall questioned how long the Tipp City Seniors have owned the land on N. Third St. Mr. Berk responded that the group currently does not own the land and would lease it from the City of Tipp City, much like the situation with the Y on 25A. Ms. Wall followed up by asking if the city was aware of what the group's intentions and plans were as far as usage. Mr. Berk stated that for 2 ½ years the Tipp City Seniors have been working closely with both the township and city.

Mr. Eichman questioned how big the facility would be. Mr. Berk explained that at this point the group is estimating the building would be one-story and around 10,000 square feet with adequate parking. Mr. Eichman followed up by asking how many acres the property covered. Mr. Spring did not have the information available at present time. However, Mr. Berk stated that there was about 2.65 acres of land at the site. Mr. Berk commented that the group does not want to put money into developing detailed plans until the zoning is amended and an agreement is reached with the city for a long-term lease.

Mr. Eichman asked Mr. Spring to clarify whether or not the actual site plan would be coming back to the Planning Board for review. Mr. Spring answered that the building would not be a size that would require Planning Board approval. It would be approved via staff review.

Ms. Wall commented that the Planning Board would not be at this point if the city had concerns. Furthermore, after 2 plus years of negotiations, any issues would have already come forward.

Old Business

**Wolverine
Engineering Co. for
Meijer, Inc., 4200 S
CR 25A**

Mr. Eichman **moved to forward a positive recommendation to City Council regarding this proposed zoning text amendment.** Ms. Wall seconded the motion. Motion passed 3-0.

Per Mr. Spring there was a request on January 12, 2015 to permanently remove this item from the agenda. Ms. Wall **moved to remove the item from the table.** Ms. Alberson seconded the motion. Motion passed 3-0. Ms. Wall **moved to remove the item from the agenda.** Mr. Eichman seconded the motion. Motion passed 3-0.

**Miscellaneous
City Council
Assignments
(February – June)**

The calendar was not available at this time, so this will be discussed at the next meeting. Ms. DeSantis is attending the January 20th City Council meeting.

**City Council
Reports**

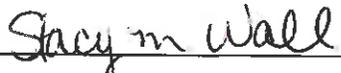
Mr. Eichman attended the December 15th City Council meeting. He noted that under Ordinance 28-14 (the Annual Budget), \$100,000 was allocated for Economic Development and Incentives.

**Board Member
Comments**

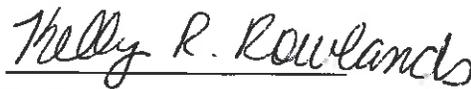
Ms. Alberson thanked everyone and is looking forward to serving on the Planning Board.

Adjournment

Mr. Eichman **moved the meeting be adjourned.** Ms. Alberson seconded the motion. Mrs. Wall declared the meeting adjourned at 7:55 pm.



Stacy Wall, Planning Board Chairman

Attest: 
Kelly Rowlands, Board Secretary