

PLANNING BOARD MEETING
TIPP CITY, MIAMI COUNTY, OHIO OCTOBER 14, 2014

Meeting

Chairman Stacy Wall called the meeting of the Tipp City Planning Board to order at 7:35 p.m.

Roll Call

Roll call showed the following Board members present: Stacy Wall, Jamie DeSantis, Samuel Patry, and Andrew Thornbury.

Others in attendance: Zoning Administrator Matt Spring and Board Secretary Marilyn Fennell. Those signing the register were Davis Frye, Jeremy Tomb, Steve Fox, Joe Bagi, Judy Tomb, and Nathan Moore. Reporter Nancy Bowman was in attendance.

Excuse absent Board member Eichman

Mrs. DeSantis moved to excuse the absence of Mr. Eichman. Mr. Thornbury seconded the motion. Motion passed 4-0.

Approval of Minutes
May 13, 2014

Mr. Patry moved to approve the minutes of the May 13, 2014 meeting as presented. Mrs. Wall seconded the motion. Motion passed 4-0.

Items not on the Agenda

There were no comments on items not on the agenda.

NEW BUSINESS
Deadline Dates

Mrs. Wall announced the deadline date for the November 12, 2014 meeting for Preliminary Plans, Final Plats, and Site Plans is October 21, 2014, 5:00pm.

American Tower Corp, 3425 S CR 25A-Special Use

Mr. Spring said American Tower was requesting approval for a special use permit to place an 80kw backup diesel generator at the existing wireless telecommunication tower at 3425 S. County Road 25A. The generator and fuel tank will be placed on a precast concrete foundation pad which will be installed within the existing fenced equipment area at the base of the tower. The generator will be shared by all existing users of the tower.

He continued that the City utilizes a consultant service, the Center for Municipal Solutions (CMS) to perform the technical review of all requests for placement of wireless telecommunication facilities within the corporate city limits. CMS has completed their review of the proposal and recommended approval of the required Special Use Permit for placement of this generator. Based upon the recommendations on Attachment B, staff recommends that Planning Board grant a Special Use Permit. (1) A complete ANSI inspection must be submitted to the City for review prior to the start of construction. All deficiencies noted in the ANSI report must be corrected prior to the issuance of the Certificate of Compliance. 2) Proof of insurance, as required in Section 156.023 must be submitted to the City prior to the start of construction.)

Mrs. Wall asked if this was a different location as she recalled a similar request earlier in the year. Mr. Spring said there was a similar request for a different location. Mr. Patry asked about the CMS recommendations and whether they should be included in the approval.

Wolverine
Engineering for
Meijer Dairy, 4200 S
CR 25A, Site plan
modification

Brumbaugh
Engineering for B.
Musser-Musser Tire,
1540 Harmony Dr.-
Site Plan Approval-
Special Use

Mr. Spring said that was correct, those should be included.

Mrs. Wall asked for further questions or discussion. She added that the Board had no problems with an earlier request. Mr. Patry **moved to approve the Special Use permit on the conditions outlined in Attachment B in the staff report from the Center for Municipal Solutions.** Mrs. DeSantis seconded the motion. Motion passed 4-0.

Mrs. Wall said Mr. Thornbury had informed her that he would need to recuse himself from the discussion on this matter because of a conflict of interest. Mr. Patry said his brother was a proponent of a matter on an adjoining property, the property owners are here this evening and their attorney has handed out a letter that states that they are objecting to the variance on behalf of the client and he thought it was prudent that he also recuse himself from the issue. Mrs. Wall said that left 2 remaining members and that was not a quorum. The third member has been excused from tonight's meeting. She said the request would have to be tabled until the next meeting. It was then discovered that Mrs. DeSantis and Mr. Eichman would not be in attendance at the scheduled November meeting. Mrs. Wall said maybe a special meeting could be held. Mr. Spring said he understood. Mrs. Wall asked that anyone in attendance for that item of business should be sure they signed in so they would get notice of the special meeting.

Mr. Spring said the applicant was granted a Special Use permit on October 8, 2013 for an automobile repair garage. Per Law Director Caldwell and Code §154.01(J)(4) since the permit has not expired and was issued under the previous Zoning code, the site plan review and associated Special Use requirements for the site plan shall be reviewed under the previous Zoning Code.

The site meets the lot requirements, the yard requirements and structural requirements as listed in the staff report. The parking spaces required are 26 off-street spaces and 1 handicapped space. The plan provides those requirements. The parking surface area will be surfaced with asphalt concrete and includes a 6" barrier curb about the perimeter except as noted below. The landscaping plan listed a strip of green space along Harmony Drive and includes a 2' hedgerow. The plan listed the variety of trees, shrubs and perennials about the site. The balance of the site will be seeded with grass seed and strawed.

He continued that a photometric diagram was submitted for the lot lighting. The average of 3.36 foot-candles (lumens) across the off-street parking area. There will be wall pack lights and pole lights. The level of illumination shall be low so as to present a soft and subdued appearance to the property.

The trash collection/dumpster pad facility will be located at the rear (south) of the building and screened with a 6' tall red cedar wooden privacy fence and gate.

The Fire Department requires a Knox Box be placed on the front exterior for access to entrance for emergency purposes. The applicant will coordinate the Fire Chief on that matter.

There is a 10' utility easement on the north property line, a 10' utility

easement on the south, 5' utility easement on the east, and 25' utility easement on the west property line. Staff noted there is an existing DP&L pole, wires, and associated guy wires at the west-center of the site and will need to be relocated at the applicant's expense as to be completely out of the drive aisle and off-street parking area.

Mr. Spring continued that the two detention basins have been reviewed and the calculations have been approved by Acting City Engineer Rusen P.E. Prior to the issuance of a Final Certificate of Occupancy by the City of Tipp City, the detention basin, its pipes and appurtenances are to be as-built and a certification by a Professional Engineer is to be provided to City stating the detention basin was constructed in accordance with the design and will operate in conformance of the City's rules and regulations.

The Special Use requirements and Specific requirements were all reviewed by Staff and those were met with some conditions that were listed in the final staff recommendation. The applicant is providing the required curbing on both sides of the off-street parking area and entrance area. The applicant was requesting a waiver of curbing at the front and rear to allow for sheet flowing storm water in the front and rear of the lot over the edge of pavement into the detention pond.

After review of the plans, staff recommended Planning Board approval of the site plan with the following conditions:

1. Outdoor display of merchandise on the site shall be restricted to the following:
 - a. Small supplies at the pump island of lubricating oils, additives, antifreeze, windshield wiper blades and similar items.
 - b. Tire displays and vending machines if located within or immediately adjacent to the perimeter of the service station building.
 - c. All other merchandise shall be located completely within the enclosed service station building.
2. All hydraulic hoists, oil pits and all lubricants, greasing, automobile washing and repair equipment shall be enclosed entirely within a building.
3. No outdoor disassembly or repair of motor vehicles shall be permitted.
4. Exterior lighting shall be directed inward and away from abutting properties.
5. External areas for storage of rubbish and other discarded materials shall be completely screened by the use of a properly maintained solid wood or masonry fence.
6. Prior to the issuance of a Final Certificate of Occupancy by the City of Tipp City, the detention basins, its pipes, and appurtenances are to be as-built and a certification by a Professional Engineer is to be provided to the City stating the detention basin was constructed in accordance with the design and will operate in conformance with the City of Tipp City rules and regulations.
7. The existing DP&L pole, wires, and associated guy wires shall be relocated so as to be completely out of the drive aisle and off-street parking area.
8. Planning Board waives the required curbing in the front and

rear of the off-street parking area as delineated in the site plan and associated storm water calculations to allow for sheet flow of storm water into the detention basins.

Mrs. Wall asked if there was anyone in the audience representing the applicant. A representative from Brumbaugh Engineering came forward and said the report was very thorough and he had nothing to add. Mr. Davis Frye from Bon Builders came forward and said they had already spoken with DP&L and there should be no issue in moving that line and they were in the process of doing that.

Mrs. Wall called for any further questions or discussion. Mrs. Wall said the special use approval in October 2013 was just as thorough and there were no objections then. Mr. Thornbury **moved to approve the site plan based upon the conditions outlined in the staff report.** Mrs. DeSantis seconded the motion. Motion passed 4-0.

Old Business

Staff approval report

Mr. Spring reported since the last meeting the administrative approvals that have occurred were as follows:

- 5/16-Rosewood Creek minor subdivision- 3 lots
- 7/17- new medical facility at 70 Weller Drive (19,882 sq. ft.)
- 8/27- 18,000 sf storage building for Bruns General Contracting
- 8/28- replat of lot on Weller in association with medical building
- 9/8- modification to 404 S. Third St- replat of 1 lot into 2
- 9/16- 4200 S CR 25A, modification to site plan for Meijer Dairy
- 10/2- modification to medical office facility
- 10/13- 2 replats for 3435 & 3455 CR 25A

Mrs. Wall asked Mr. Spring if the new code has been a positive thing. Mr. Spring replied that it has speeded up the approval process for applicants. Mrs. Wall said that was one of the original goals.

Miscellaneous

City Council
Assignments
Council Reports:
April 21, 2014 &
May 5, 2014

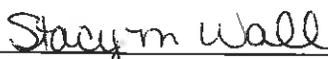
The Board divided the Council meetings from October 20 thru December 15 amongst themselves.

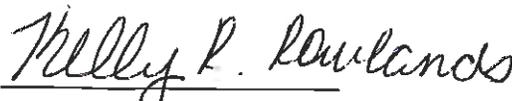
There were no reports from any of the past meetings.

There were no further comments from the Planning Board members.

**Board Member
comments
Adjournment**

There being no further comments or business, Mrs. DeSantis **moved the meeting be adjourned.** Mr. Thornbury seconded the motion. Mrs. Wall declared the meeting adjourned at 8:00 pm.


Stacy Wall, Planning Board Chairman

Attest: 
Marilyn Fennell, Board Secretary
