

**PLANNING BOARD MEETING
TIPP CITY, MIAMI COUNTY, OHIO MARCH 11, 2014**

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, Brent Rawlins, Jamie DeSantis, and Samuel Patry.

Others in attendance: Assistant City Manager Brad Vath, Zoning Administrator Matt Spring, and Board Secretary Marilyn Fennell. Those signing the register were John Simpson, Terry Shamblin, Mike Sullivan, Marti & Red Newsome, Don Heck, and Jesse Lewter. Reporter Nancy Bowman was also in attendance.

Approval of Minutes

February 11, 2014

Mrs. DeSantis **moved to approve the minutes of the February 11, 2014 meeting as presented.** Mr. Rawlins 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

Wolverine Engineering Co. for Meijer Inc., 4200 S. CR 25A, IL 3214 & Pt IL 2392- I-1/POI Zoning-Site Plan Approval

Mrs. Wall announced the deadline for Preliminary Plans, Final Plans, and Site Plans, for the April 8, 2014 meeting is March 17, 2014 5:00 pm.

Mr. Spring said the applicant is seeking site plan review and approval for the construction of a new 218,065 square foot Dairy Processing Facility that will include 3 structures:

1. Dairy processing facility (145,000 sq. ft. new building)
2. Cooler/refrigeration processing facility (68,000 sq. ft. addition to western building)
3. Wastewater pre-treatment facility (4,565 sq. ft. new building)

All buildings meet the lot, yard and structural requirements.

Mr. Spring continued with the off-street parking requirements. The facility will have 2 uses, one for warehouse and one for manufacturing. Mr. Spring had given the formulas for each use in his report. The proposed cooler/refrigeration component will require 16 additional spaces bringing the total to 887 spaces. The Dairy manufacturing will require an additional 100 off-street parking spaces. Thus the total combined standard off-street parking requirement of the entire existing Meijer Distribution warehouse and the proposed Meijer Dairy is 987 standard spaces.

The existing site provides 741 off-street parking spaces. The applicant proposes the construction of an additional 116 spaces with the proposed Meijer Dairy bringing the total number of standard off-street parking spaces on site to 857 of the 987 required. Accordingly the applicant seeks a 13.2% reduction of the required number of off-street parking spaces in accordance with Code §154.078(H). Meijer Supply Chain Construction Manager Scott Layton indicated a parking study was done and the current Meijer facility maintains an average of 240 unutilized standard parking spaces during their peak shift change periods. They propose the reduction in required parking spaces will not

result in traffic congestion or any on-street parking.

Mr. Spring continued that the proposed site plan provides for 86.8% of the required standard spaces (857 of 987) thus exceeding the minimum requirement of 85% as noted in the Code. In order for the Planning Board to approve the requested reduction in off-street parking, the developer is required to reserve an area of the site for construction of the 130 "waived" parking spaces should they be deemed necessary. That site was designated on Attachment B of the staff report. An agreement has been signed with the City to waive the parking spaces. The construction of the waived parking spaces could occur any time after 1 year following the issuance of the Final Certificate of Occupancy. The signed agreement, Attachment G, is attached to the report.

Mr. Spring said 5 handicapped accessible parking spaces are required and the existing site provides 7 handicapped accessible parking spaces on the site, thus exceeding the requirement of Code.

The off-street loading requirements for industrial uses is 1 space for every 10,000 square feet of gross floor area. The combined gross floor area of all existing and proposed uses is 1,955,204 square feet. Therefore 196 total off-street loading spaces is required. The existing site provides 489 loading spaces with 141 to be removed, leaving a net total of 489. This also exceeds the requirements of Code.

Mr. Spring noted the landscaping was previously approved by Planning Board along CR 25A and W. Kessler-Cowlesville Road during the construction of the site (1992-1998). For the Dairy expansion, the applicant has submitted a landscaping plan, Attachment H, which provides additional trees about the site. There were 3 varieties listed, totaling 43 trees.

A photometric diagram was provided for the lot lighting. The proposed lighting data indicates that the lot will be provided with a range of averages between 2.02 and 2.07 foot-candles across all impacted off-street parking areas, thus exceeding the requirements of Code. They will install 34 new light poles, relocate 7 existing poles. The level of illumination shall be low so as to present a soft and subdued appearance to the property. The beam spread shall be designed so that the effect on adjacent properties shall be minimal and not to appear as glare from the public right-of-way.

Mr. Spring continued that the storm water will be detained on-site within the two existing detention basins at the northwest and southwest corners of Inlot 3214. The applicant's engineer, Donald Heck P.E., certified the proposed storm water runoff for the proposed development falls within the existing storage capacity of the basins as designed. City Engineer Vagedes has concurred with Mr. Heck's conclusion.

The proposed Meijer Dairy will discharge liquid byproducts of the milk manufacturing process to the new wastewater pretreatment facility prior to release to the Tipp City sanitary sewer. The wastewater from the Dairy will then flow easterly via a private 6" ductile iron line to a connection point to the City's sanitary sewer system at the southeast of Inlot 3214.

Mr. Spring noted that the on-site truck scale is being relocated 142' southeast from its current position in the central portion of Inlot 3214.

In conclusion, Mr. Spring said staff recommends approval of the proposed site plan with the notation: The Planning Board finds that the applicant has met the requirements of Code §154.078(H) and hereby reduces the requirement for the standard off-street parking spaces by 13.2% and/or 130 standard spaces in accordance with the stipulations and requirements noted in Code §154.078(H).

Mr. Spring said he would answer questions that the Board might have. Mrs. Wall called for questions. She asked Mr. Lewter of Wolverine Engineering to come forward. He said he did the original site plan design and Don Heck has reviewed all the plans. He had nothing further to add to the report given by Mr. Spring. Mrs. Wall asked if there was any issue with the parking requirements. Mr. Lewter said there were none. She asked if the lighting to be used is similar to what is there now. Mr. Lewter said that was correct.

Mr. Brad Vath, Assistant City Manager, came to the podium. He wished to indicate that this is a very important project to Tipp City. Meijer has invested and continues to invest in the City and have been a good corporate partner since 1992. This project will invest over \$100,000,000 and create over 103 jobs over a 3-year period. The State of Ohio has supported the project with different grants and tax incentives.

Mrs. Wall said there was good detail from the firm and from staff on this proposed project. She greatly appreciated that. There was no further discussion, she called for a motion. Mrs. Wall **moved to approve the site plan under the restrictions referring to the agreement with the City to reserve the waived parking should there be a need as indicated in the staff report.** Mrs. DeSantis seconded the motion. Motion passed 4-0. Mrs. Wall said the site plan has been approved and thanked them for their investment in the community.

Old Business

Marti Newsome, 121
W. Main St. & 118
W. Walnut St.- IL
3422, CC/RA & R-
2/LD Zoning- Minor
Subdivision/Lot Split

This item was tabled at the February meeting at the request of the Chairman. Mrs. Wall **moved to remove the agenda item from the table.** Mr. Patry seconded the motion. Motion passed 4-0.

Mrs. Wall said in the discussion regarding this lot split, she had concern that the applicant was told it was required and that the City was putting the property back into non-conformance. Mr. Spring apologized for his absence at the February meeting.

He continued when Inlot 137 and Inlot 148 were replatted into a single lot of record (Inlot 3422) it created a nonconformity. There were two primary structures on a single inlot, the primary structure is at 121 W. Main St. (home/business) and the primary structure (home) at 118 W. Walnut Street. This nonconformity can remain in perpetuity so long as it is in compliance with Code §154.136(E)- Nonconforming Structures. Mr. Spring said in 2013, Mrs. Newsome, contacted him regarding the proposed renovation and expansion of the home at 118 W. Walnut Street. Mr. Spring had informed her that it could not be expanded because of its nonconformity, Code§154.136(E)(1). He noted in his report that the Board of Zoning Appeals does not have jurisdiction to

grant a variance for this type of nonconformity.

He continued that the proposed lot split separates the two existing primary structures by placing each on a single lot of record. This will allow the applicant to pursue the proposed expansion. The lot split is not "required" by the Zoning Administrator but is a necessary requirement of Code if they wish to expand 118 W. Walnut St.

Mrs. Wall asked if there were any questions for Mr. Spring. She said it was her understanding that the lot split is necessary because the BZA does not have jurisdiction to grant what is needed. Mr. Spring said even if the expansion of the structure did not require any variances for that expansion, the BZA could not vary the nonconformity status of the lot. There were no other questions for Mr. Spring. There were no comments from the applicant.

Mrs. DeSantis moved to approve the lot split (minor subdivision) of the tract located at 121 W. Main Street and 118 W. Walnut Street.

Mr. Patry seconded the motion. Motion passed 4-0.

Miscellaneous
Community
Reinvestment Area
committee-
appointee

The Planning Board needed to appoint a member to fulfill the unexpired term of Mr. Brownlee on the Community Reinvestment Area committee. This term expires December 31, 2015. Mr. Spring said the Board meets for its annual meeting Thursday, March 13, 4:00pm. Mrs. Wall **moved to appoint Mr. Patry to this committee.** Mr. Rawlins seconded the motion. Motion passed, 3-0-1. Mr. Patry abstained.

Miami Valley
Communications
Council training

The Board was given information on Planning and Zoning Essentials training at the Miami Valley Communications Council this month on the next 3 Thursdays. Mrs. DeSantis will be attending.

City Council
Reports:
February 18 &
March 3

City Council reports: February 18- Mrs. DeSantis reported City Council had a first reading for the Final Plat for John Link. March 3- Mrs. Wall reported there was the second reading of the ordinance for the Link property and it passed. There was a first reading for the ordinance for the zoning code/map revisions. The final hearing will be March 17. She encouraged Board members to attend and offer their comments.

Mrs. Wall asked for board member volunteers to attend the City Council meetings: Mr. Rawlins said he would not be at March 17th meeting, Mrs. Wall volunteered. Mrs. DeSantis will attend the April 7, May 5, and June 16th meetings. Mr. Patry will attend the April 21 and June 2nd meetings. Mrs. Wall will attend the May 19th meeting.

**Board Member
comments**

Mr. Rawlins thanked Mr. Spring for his fine reports and for the efforts of Mrs. Fennell and he announced he was resigning from the Board tonight. He thanked city management and board members for the opportunity to serve. Mrs. Wall said she was sorry to hear that and thanked him for his service.

Mrs. DeSantis thanked Mr. Rawlins for his service. Mrs. Wall said Meijer's investment was a great thing for our community and she really did appreciate their thoroughness in their application. Mr. Rawlins agreed and added they keep their location clean and are outstanding partners with the City.

Adjournment

There being no further comments or business, Mr. Rawlins **moved the meeting be adjourned**. Mr. Patry seconded the motion. Mrs. Wall declared the meeting adjourned at 7:59 pm.

Stacy Wall, Planning Board Chairman

Attest: _____
Marilyn Fennell, Board Secretary