

**PLANNING BOARD MEETING
TIPP CITY, MIAMI COUNTY, OHIO APRIL 8, 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, Jamie DeSantis, and Samuel Patry. Others in attendance: Zoning Administrator Matt Spring, and Board Secretary Marilyn Fennell. Those signing the register were Jeremy Tomb, John Tomb, Jeff Puthoff, Elden Eidemiller, and Joe Bagi. Reporter Nancy Bowman was also in attendance.
Election of Vice-Chairman	Mrs. Wall asked for nominations for the position of Vice-Chairman since that position was vacated with Mr. Rawlins' resignation from the Board. Mrs. DeSantis volunteered. Mrs. Wall moved to elect Mrs. DeSantis as Vice-Chairman . Mr. Patry seconded the motion. Mrs. DeSantis was elected Vice-Chairman by a vote of 2-0-1. Mrs. DeSantis abstained.
Approval of Minutes March 11, 2014	Mrs. DeSantis moved to approve the minutes of the February 11, 2014 meeting as presented . Mrs. Wall seconded the motion. Motion passed 3-0. Mrs. Wall said she had some conversation with a Council person and there have been 3 applications for the two open positions and more were expected.
Items not on the Agenda	There were no comments on items not on the agenda.
<u>NEW BUSINESS</u> Deadline Dates	Mrs. Wall announced the deadline date for the May 13, 2014 meeting for Preliminary Plans, Final Plats, and Site Plans is April 21, 2014, 5:00pm.
Susanne Mosier, UpNorth Construction – 1945 & 1949 Cider Mill Way, ILs 3781 & 3782- PR Zoning- Minor Subdivision/lot split	Mr. Spring said the applicant is seeking approval for a Minor Subdivision (Replat) of 1945 and 1949 Cider Mill Way in order to compensate for the misalignment of the foundation of a home currently under construction at 1945 Cider Mill Way resulting in an encroachment of \pm 8 inches into the required side yard setback of 7.5'. The applicant seeks a Minor Subdivision in order to replat the two inlots into two new inlots of record whereby the common side lot line will be rotated slightly counterclockwise about a central point. At the north, 1945 Cider Mill Way will acquire \pm 55.9 sq. ft. from 1949 Cider Mill Way. At the south, 1949 Cider Mill Way will acquire \pm 14.6 sq. ft. from 1945 Cider Mill Way. Staff noted the existing side yard 5' utility easement of both lots has been realigned to match the new common side yard lot line. All other easements on both lots remain as previously platted. Staff recommended approval of the Minor Subdivision (replat) of 1945 and 1949 Cider Mill Way. Mrs. Wall asked why this was coming to the Board now after construction has started. Mr. Spring said the error was not discovered until the required footer/foundation survey was done for the setbacks.

Choice One
Engineering for
Talismanic
Properties LLC, 610
W. Kessler-
Cowlesville Rd., Pt
IL 2391- Revision to
Final Plan, Phase 1
of Cedar Grove
Subdivision, PR
Zoning, 44 lots, ±
15.731 acres

There has been no further construction since the problem was found.

Mr. Dale Mosier, UpNorth Construction, 5246 S. County Road 25A came forward. He said Mr. Spring covered the problem. The rear corner is 8" over and the front corner is on; it got rotated slightly when the foundation was installed. Mrs. Wall asked if the project was delayed due to the need to come before the Planning Board. Mr. Mosier said it was halted about two weeks. If this is approved, then they will be able to proceed. There were no further questions. Mrs. Wall commented that it is only 8".

Mrs. DeSantis **moved to approve the minor subdivision/replat of Inlots 3781 and 3782, 1945 and 1949 Cider Mill Way.** Mr. Patry seconded the motion. Motion passed 3-0.

Mr. Spring gave a brief history of the Cedar Grove subdivision from June 11, 2013 thru August 13, 2013. Staff noted that the Final Plan/Plat of Phase 1 of the Cedar Grove Subdivision was not subsequently reviewed or adopted by City Council at that time due to the applicant's inability to produce surety for the project as required by Code §155.117.

He continued that there are no new proposed revisions from the July 2013 version. However, the following ancillary documents have been revised and require Planning Board review and approval:

Covenants, Conditions, and Restrictions: In keeping with the minimum standards previously utilized in other Planned Residential Developments (Hunters Ridge, Curry Branch, and Rosewood Creek), the applicant has required that each home will be sided with a 35% minimum combination of brick or cementitious material, with corner lots required to have 75% brick or cementitious material on any frontage abutting a dedicated right-of-way.

Construction Drawings, Engineer's Estimate and Construction & Subdivider's Agreement: In order to In order avoid conflict with the public repair and paving project of W. Kessler-Cowlesville Road (scheduled to commence 7/1/14) and Stonehenge Drive, the applicant has promulgated separate Construction Drawings, Engineer's Estimate, and Construction & Subdivider's Agreement for the expeditious extension of off-site sanitary sewer and water main from Stonehenge Drive across W. Kessler-Cowlesville Road to the Cedar Grove subdivision prior to the effective date of the Final Plan/Plat of Phase 1. These documents will be in addition to the Construction Drawings, Engineers Estimate and Construction & Subdivider's Agreement required for the actual Final Plan/Plat of Phase 1 of the Cedar Grove Subdivision.

Mr. Spring added that the applicant will be required to provide surety (bond, irrevocable letter of credit, cash) per Code §155.117(B) for the required thoroughfare construction and all required Public Improvements. City Engineer Vagedes has approved the Engineer's estimate of \$927,840 for all public improvements for all public improvements. Surety in this amount, plus 10%, shall be provided prior to the introduction of the Final Plan/Plat Ordinance by City Council.

Staff recommended Planning Board forward a positive recommendation to City Council of the revised version of the Final Plan/Plat of Phase 1 of the Cedar Grove Subdivision with the condition that the applicant will

provide fees due, insurance certificate, surety in accordance with the approve Engineer's estimate and Code §155.177(B) prior to the introduction of the Final Plan/Plat to City Council.

Mr. Jeff Puthoff, Choice One Engineering came forward. He said Mrs. Wall was familiar with this plan and nothing has changed from a construction standpoint. Mrs. Wall asked if they agreed with the surety required. Mr. Puthoff said they do agree with Mr. Vagedes' review of the Engineer's Estimate and they are prepared to provide the necessary surety.

Mrs. Wall said there was a lot of discussion regarding the minimum amount of cementitious material that would go on a home. Mr. Spring said it was just formalized within the Covenants, Deeds, and Restrictions. It is the way Planning Board had requested earlier last year. Mrs. Wall commented it all issues have been settled including the surety. She **moved for a positive recommendation to City Council for the Final Plat/Plan for Phase One of the Cedar Grove Subdivision with the condition that the applicant provide the fees due, insurance surety in accordance with the approved Engineer's estimate and required by Code §155.177(B) prior to the introduction of the Final Plan to City Council.** Mr. Patry seconded the motion. Motion passed 3-0.

Old Business

2 vacancies on the Planning Board

Mrs. Wall restated that there are two vacancies on the Board and that will be considered by City Council.

Miscellaneous

New Code training- May 13, 6:30pm

Mr. Spring asked members to mark their calendars for a training on the new code with the advisor, Wendy Moeller prior to the next meeting on May 13, at 6:30pm.

City Council

Reports:

March 17, 2014

City Council reports: March 17- Mrs. Wall reported City Council had a case involving a decision by Restoration Board which was appealed to the Board of Zoning Appeals regarding a request by Monroe Federal Savings and Loan for a drive-up window. There was significant discussion weighing the historical significance versus the economic impact on the business. Council sustained the decision of the Board of Zoning Appeals by a vote of 6-1.

April 7, 2014

April 7- Mrs. DeSantis reported that Mr. Brad Vath was appointed the Acting City Manager effective April 19 at midnight, until a new City Manager is hired.

**Board Member comments
Adjournment**

There being no further comments or business, Mr. Patry **moved the meeting be adjourned.** Mrs. DeSantis seconded the motion. Mrs. Wall declared the meeting adjourned at 7:50 pm.

Stacy Wall, Planning Board Chairman

Attest: _____

Marilyn Fennell, Board Secretary