

**PLANNING BOARD MEETING**  
TIPP CITY, MIAMI COUNTY, OHIO JULY 14, 2015

<b>Meeting</b>	Chairman Stacy Wall called the meeting of the Tipp City Planning Board to order at 7:30 p.m.
<b>Roll Call</b>	Roll call showed the following Board members present: Vonda Alberson, Andrew Thornbury, Jamie DeSantis, and Stacy Wall.  Others in attendance: Zoning Administrator Matt Spring and Board Secretary Kelly Rowlands. Nancy Bowman (Reporter) was also in attendance.
<b>Approval of Minutes – June 9, 2015</b>	Ms. Alberson moved to approve the minutes of the June 9, 2015 meeting as written. Mr. Thornbury seconded the motion. Motion passed 4-0.
<b>Items Not on the Agenda</b>	There were no comments on items not on the agenda.
<b><u>New Business</u></b>	
<b>Public Hearing: Rachpal Takhar dba R &amp; R Takhar, LLC – 3311 S CR 25A (1.619 acres) – Zoning Map Amendment (Rezoning)</b>	Mr. Thornbury moved to open the Public Hearing. Ms. Alberson seconded the motion. Motion passed 4-0.
<b>Administration of Oath</b>	Board Secretary Rowlands administered the oath to anyone that was wishing to speak during the public hearing.  Zoning Administrator Spring provided the following report:  The applicant requests a zoning map amendment (rezoning) for the property located at 3311 S. CR 25A whereby the zoning would be changed from HB – Highway Business Zoning District (interim) to HB – Highway Business Zoning District (permanent).  The area is 1.619 acres.  As noted at the April 22, 2015 Special Planning Board meeting, the property in question was in the process of being annexed in to the City of Tipp City. An interim zoning designation of HB – Highway Business was set at that time. On May 18, 2015, City Council accepted the petition for annexation of the property (Ord. 25-15) into the City of Tipp

**Setting of Public Hearings – Administratively by staff vs. Planning Board**

City. On June 18, 2015, the property was formally transferred into the City of Tipp City.

The Comprehensive Master Development Plan specifically states that the "Highway Business" designation along County Road 25A reflects existing uses; additional commercial uses fronting this thoroughfare are appropriate. Attachment "C" does show the area as HB – Highway Business District.

On other note, on May 28, 2015 ownership of the subject property changed from Hartley Company to R & R Takhar, LLC. The new owners have completed and signed the rezoning application (Attachment "A"), and are in agreement with the proposed rezoning request.

Based upon the Comprehensive Master Development Plan text and map, staff recommends that the Planning Board forward a recommendation to City Council of HB – Highway Business zoning district for the property.

Ms. Wall asked if once the Planning Board makes a recommendation, will the annexation issue go before the County Commissioners again for final approval. Mr. Spring answered that the annexation is completed and will not go before the County Commissioners again.

There were no further questions from the Planning Board and still no individuals in the audience to comment.

**Ms. Wall moved to close the Public Hearing.** Ms. DeSantis seconded the motion. Motion passed 4-0.

Mr. Thornbury began the discussion period by stating that the zoning request is pretty much in line with surrounding properties. Ms. Wall agreed and also stated that the Planning Board already permitted an interim zoning of HB – Highway Business to this address. At that time the history of the area and surrounding properties was outlined.

**Mr. Thornbury moved to forward a recommendation to City Council of HB – Highway Business zoning district for 3311 S. CR 25A.** Ms. Wall seconded the motion. Motion passed 4-0.

Ms. Wall requested a legal opinion in regards to whether or not City Staff can set Public Hearings internally or if the Planning Board has to set the meeting. In the recent past, there have been meetings with only one agenda item – to set a Public Hearing.

Director of Law Caldwell was contacted and did state that City Staff could set Public Hearings for the Planning Board if there are no other agenda items. If there are other agenda items, Planning Board members would set Public Hearings.

One further caveat, if the Public Hearing is set by staff, the minutes would specifically reflect that the date and time was set administratively by City Staff with public notice published pursuant to law.

The Planning Board formally accepted the Memorandum.

**Set Public Hearing:  
John Berke – Tipp  
City Seniors, Inc. –  
Zoning Code Text  
Amendment (Code  
154.04(G)(36))**

No staff report this evening, since only setting Public Hearing. Public Hearing is scheduled for Tuesday, August 11, 2015 at 7:30pm.

Ms. Wall **moved to set a Public Hearing for August 11, 2015 in order to consider the proposed text amendment.** Ms. DeSantis seconded the motion. Motion passed 4-0.

**Old Business**

There was no old business to discuss.

**Miscellaneous**

**City Council  
Reports – June 15,  
2015**

Mr. Thornbury attended the meeting and nothing applied to the Planning Board.

**Upcoming City  
Council Meetings –  
July 20 and August  
3, 2015**

Ms. Wall will attend the July 20, 2015 City Council Meeting.

Ms. DeSantis will attend the August 3, 2015 City Council Meeting.

**Board Member  
Comments**

Ms. Wall stated that the Public Hearing for the Tipp City Seniors is an issue that has come before the Planning Board earlier this year. Since that time, developments have occurred that caused the Tipp City Seniors to look at another property. Ms. Wall has asked City Staff to be very thorough in their Staff Report. More specifically, why the issue is back and what is happening.

**Adjournment**

Ms. Alberson **moved the meeting be adjourned.** Mr. DeSantis seconded the motion. Ms. Wall declared the meeting adjourned at 7:39 pm.

  
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Stacy Wall, Planning Board Chairman

Attest:   
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Kelly Rowlands, Board Secretary