

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO MARCH 8, 2016

Meeting Vice Chairman Andrew Thornbury called the meeting of the Tipp City Planning Board to order at 7:31 p.m.

Roll Call Roll call showed the following Board members present: Andrew Thornbury, Jamie DeSantis, and Vonda Alberson. Andrew Thornbury **motioned to excuse Ms. Wall**. Ms. DeSantis seconded the motion. Motion passed 3-0.

Others in attendance: Zoning Administrator Matt Spring, Assistant City Manager, Brad Vath, Kelly Rowlands, Board Secretary Dawn Gross, Andy Shuman, Alan Zunke, Steve Bruns (Rosewood Creek, LLC), Ryan Foster and Lauren Foster.

Approval of Minutes – January 12, 2016 Ms. DeSantis **moved to approve the minutes of the January 12, 2016 meeting as written**. Ms. Alberson seconded the motion. Motion passed 3-0.

Items Not on the Agenda There were no comments on items not on the agenda.

New Business

Final Plan – Phase 5 – Rosewood Creek Subdivision: Steve Bruns dba Rosewood Creek, LLC

On May 18, 2015, City Council approved (Resolution 27-15) a revised Preliminary Plan for the Rosewood Creek Subdivision. The applicant now requests Planning Board forward a positive recommendation to City Council for the Final Plan of Phase 5 of the Rosewood Creek Subdivision, with an area summary as follows:

Phase 5 AREA SUMMARY	
Usage	Acreage
19 Single-Family Residential lots	5.7859 acres
Dedicated Street ROW	1.2217 acres
Common Area (1 lot)	0.9327 acres
TOTAL	7.9403 acres

Setbacks

In accordance with the approved Preliminary Plan, the applicant proposes the following setbacks for each "garden-style" single-family Inlot:

- Front: 30'
- Side: 10'
- Rear: 25'

Green/Open Space

In accordance with the approved Preliminary Plan, Phase 5 will maintain a 50' wide green/open space perimeter/boarder along the western boundary of the subdivision (west of building lots 156-162).

Utilities

Phase 5 will access water (8"), sanitary sewer (8"), storm sewer (18"), and electric northerly via (existing) Rosenthal Drive. The 8" water main will be looped back southerly to the existing main on Daylily Way.

Storm Water Detention

The Rosewood Creek Subdivision provides an existing on-site storm water detention and retention areas for the entire subdivision, which allows storm water to exit the subdivision at a rate equal to the pre-development rate by using four previously constructed detention basins. Two of the basins are located on the eastern side of Rosewood Creek Drive, and the other two basins are at the northeast corner of the subdivision on either side of Macintosh Court. City Engineer Donnelly has approved the storm water plan and calculations as submitted by the applicant's engineer – Choice One Engineering.

Easements

Individual Inlots will provide "standard" utility and drainage easements as follows:

- 10' front & rear
- 5' side

There are also several additional specialized easements as follows:

- A 15' storm sewer easement stub at the north of lots 153 & 155
- An 8' utility easement on the east side of lot 153
- A 20' utility and drainage easement at the south of lots 166
- A 40' waterline and sanitary easement south of Rosenthal Drive (outside plat for looping of utilities)
- A 25' waterline easement east of Daylily Way (outside plat for looping of utilities)

Maintenance of Infrastructure

Phase 5 of the Rosewood Creek Subdivision will add the following public improvements to the City of Tipp City, which after the one year maintenance period, will be the City's responsibility to maintain in perpetuity:

- ± 0.323 lane miles (16.75' wide lanes) of pavement, and
- ± 698 lineal feet of sanitary sewer mains, and
- ± 869 lineal feet of water mains, and
- ± 1079 lineal feet of storm sewer mains, and
- ± 44 additional persons based on 2010 Census data of which ± 10 will be using Tipp City Schools, and
- 19 additional homes will be protected by Tipp City's Police, Fire, & EMS services.

It should be noted that with the passage of the 10-year LIT Levy the City's

repaving schedule has been reduced to an estimated 18-19 years (assumes that the levy will be renewed in 2021). On average the estimated life of water, sewer, and storm lines is 30-40 years.

Surety

Staff notes that the applicant will be required to provide surety (bond, irrevocable letter of credit, cash) per Code §155.04(E)(5) for the required thoroughfare construction and all required Public Improvements. City Engineer Donnelly has approved the Engineer's estimate of \$556,747 for all public improvements. Surety in this amount, plus 10%, shall be provided prior to the introduction of the Final Plan Ordinance by City Council.

Facade Treatment

In keeping with existing Covenants and Restrictions of the Rosewood Creek subdivision, all exterior home facades within Phase 5 ("Garden Style" lots) shall require brick, stone, wood, or other approved products (excluding vinyl) in the following percentages: Front – 75%, Sides – 30%, Rear – 0%, and Street Side of Homes on Corner Lots – 75%. The balance shall be covered with high quality vinyl or other materials as approved the Rosewood Creek Architectural Committee.

Construction/Subdivider's Agreement

Attached (attachment "C") is the Construction and Subdivider's Agreements for this phase of the subdivision. The agreement has been negotiated between the City and the applicant, and covers a wide breadth of issues regarding the subdivision. This document shall contractually bind the applicant to the City for these items.

Recommendation

Staff recommends Planning Board forward a positive recommendation to City Council.

Mr. Thornbury asked for further questions from the Board.

Ms. Alberson asked if this was in conformance with the Preliminary Plan, Mr. Spring stated it was in exact conformance with the Preliminary Plan that was approved last May.

Ms. Alberson then asked if some of the issues raised in May by neighbors of this plat have been addressed. Mr. Spring received a phone call from one of the residents and she indicated that she was pleased with the progress that has been made on the detention ponds and the overall subdivision as it currently stands.

Mr. Thornbury drove through the area before the meeting, and he felt everything looked in order aesthetically.

Mr. Thornbury opened the floor to citizen's comments.

Mr. Ryan Foster; 985 Greenmantle Drive, asked, "What is the time frame for housing construction and when could he expect to have a neighbor on the back of his lot?"

Mr. Spring answered, Planning Board will make a recommendation to City Council, and City Council will hold a public hearing and pass an Ordinance if they are in agreement with moving forward on the subdivision. Thirty days after passage of said Ordinance they can

start to dig. Estimated it should be about 4-6 months.

Mr. Alan Zunke; 965 Greenmantle Drive, asked, "Could you clarify where the green space will be located?"

Mr. Spring said it is directly west of the existing properties and it is a 50' wide greenspace. Mr. Vath presented Mr. Zunke with a map from the Staff Report showing where the greenspace would be located and told him he could have the copy.

Ms. Alberson made a **motion to recommend to City Council to approve the Final Plan – Phase 5 – Rosewood Creek Subdivision**. Ms. DeSantis seconded. Motion passed 3-0.

Old Business

There was no old business to discuss.

Miscellaneous

City Council
Reports –
January 19,
2016

Ms. DeSantis attended and reported there was a second reading of the Ordinance for 15 North Hyatt requesting the zoning be changed from General Business to Family Residential. They also discussed the Comprehensive Master Plan Steering Committee, and a motion was made to add a downtown partnership representative and 2 additional residents.

February 1,
2016

Mr. Thornbury indicated Ms. Wall was to attend this meeting, he reviewed the Agenda and nothing was discussed that related directly to Planning Board.

February 16,
2016

Ms. Alberson attended and reported there was discussion of fees for pavers for the dog park and the Veteran's Memorial. Two people were appointed to the Comprehensive Master Plan Steering Committee, JJ Slanker and Krista Reece.

March 7, 2016

Mr. Thornbury was in attendance, and nothing was discussed that related directly to Planning Board.

Upcoming City
Council
Meetings –
March 21, 2016

Ms. DeSantis will attend the March 21, 2016 City Council Meeting.

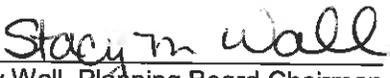
Upcoming
Comprehensive
Plan Meetings-
March 16, 2016

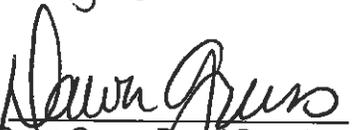
Kick Off Meeting is scheduled for March 16, 2016 from 6pm – 8pm.

Mr. Spring invited everyone on the Board to attend.

Mr. Thornbury said there was a mass mailing for this event. He has received one and he knows of other residents who have received them as well. Mr. Alberson stated there was an invite in the Tippecanews also. Ms. DeSantis saw the invite on Facebook.

March 21, 2016	<p>Joint-City Council/Planning Board Study Session will be held on March 21, 2016 from 6pm – 7:30pm.</p> <p>Mr. Spring indicated attendance from the Board would be highly encouraged.</p>
City Council Assignments	<p>City Council Meeting dates were divided amongst the Planning Board members as follows:</p> <p>Monday, April 4, 2016 – Mr. Thornbury</p> <p>Monday, April 18, 2016 - Ms. Alberson</p> <p>Monday, May 2, 2016 – Ms. Wall</p> <p>Monday, May 16, 2016 – Ms. DeSantis</p> <p>Monday, June 6, 2016 – Ms. Alberson</p> <p>Monday, June 20, 2016 – Mr. Thornbury</p>
Board Member Comments	<p>Mr. Thornbury said both he and Ms. Alberson are on the Comprehensive Master Plan Steering Committee. At the initial meeting there were a lot of good ideas brought up, and he is pretty excited to see the progress and the community interaction.</p>
Adjournment	<p>Ms. Alberson moved the meeting be adjourned. Ms. DeSantis seconded the motion. Mr. Thornbury declared the meeting adjourned at 7:45 pm.</p>


 Stacy Wall, Planning Board Chairman

Attest: 
 Dawn Gross, Board Secretary