

**PLANNING BOARD MEETING**

TIPP CITY, MIAMI COUNTY, OHIO June 14, 2016

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 Vonda Alberson. Ms. DeSantis <b>motioned to excuse Mr. Thornbury</b> . Ms. Alberson seconded the motion. Motion passed 3-0.  Others in attendance: Zoning Administrator Matt Spring, Fire Chief Steve Kessler, and Board Secretary Dawn Gross.
Approval of Minutes – March 8, 2016	Ms. Alberson <b>moved to approve the minutes of the March 8, 2016 meeting as written</b> . Ms. DeSantis seconded the motion. Motion passed 2-0. Ms. Wall abstained from the vote.
Items Not on the Agenda	There were no comments on items not on the agenda.
<u>New Business</u>	
Site Plan Review for Dave Arbogast Inlots 3240, 3744 & 3745 Thomas Boardman – LJB	<p>Mr. Spring offered an apology, Staff sent the notification to Mr. Bordeman who works for LJB directly to the Arbogast site in Troy, rather than to his office. He was very interested in presenting tonight. Mr. Spring will do his best to substitute for him. Fire Chief, Kessler is here to address some fire security issues.</p> <p>The applicant requests Planning Board site plan approval for the installation of five security gates (fencing) at the Dave Arbogast car dealership located at 3540 S. CR 25A. The applicant has indicated that the dealership has suffered several thefts over the past few months and that the gates are needed to control ingress to the property in off business hours.</p> <p>All of the proposed fencing gates will be installed on private property in the “front yard” of the car dealership adjacent to S. CR 25A. Code §154.06(A)(4)(i)(vii)(A) states: <i>(vii) Location and Height Requirements in Nonresidential Zoning Districts</i> <i>The following shall apply to fencing, walls, and hedges in the OS, GB, HB, LI, LD, GI, and CD Districts:</i> <i>A. Fences, walls, and hedges are not permitted in the front yard unless the Planning Board approves the fencing as a special use for public safety or security reasons.</i></p> <p>Staff notes that the right-of-way varies in width adjacent to the Arbogast property. Additionally the ingress/egress, curbing, and circulation patterns for the Arbogast property are not necessarily perpendicular to CR 25A. Thus, the gates are not oriented linearly, but are strategically placed to secure the entire facility.</p> <p>The applicant proposes the following fencing gates/types (from N to S):</p>

<u>Number Gate</u>	<u>Type</u>	<u>Width</u>	<u>Height (top of rail)</u>	<u>Height (top of post)</u>
1	Rolling Gate	45' 6"	3'	6'
2	Rolling Gate	28'	3'	6'
3	Rolling Gate	26'	3'	6'
4	Swing Gate	36'	3'	6'
5	Swing Gate	30'	3'	6'

Additional Notes

- A ± 238 square foot landscaping island (16' 6" x 14' 5") will be added in the right-of-way (ROW) at the northern ingress/egress approach to provide enclosed separation between the ROW and the Arbogast property. Structures in the ROW are under the jurisdiction of the City Engineer, who has approved this island.
- Several bollards will be added directly north of Gate 3 to provide containment between the northern terminus of the gate and the open area (off-street parking) proximate the landscaping island.
- A Knox Box will be added to proximate to Gate 4 to allow emergency vehicle access during off-hours, when the gates are closed.

Chief Kessler specifically states there is a section of Code that specifically states that the installation of security gates across a fire appurtenance access road shall be approved by the Fire Chief. Where a security gate is installed they shall have an approved means of emergency operation the security gates and the emergency operation shall be maintained operational at all times, electric gate openers where provided shall be listed in accordance with UL325.

Any approval should mandate the Applicant and LJB work directly with the Fire Chief to make sure the Knox Box is set up to his specifications.

Ms. Wall wanted clarification about the gate being set up in a utility easement. Does Tipp City Code allow this? Mr. Spring responded, we allow the placement of fences in utility easements with the understanding that if a Utility Company would ever need to access that easement, they could remove the fence or gate at the owner's expense.

Ms. Alberson questioned, why are the gates not parallel with 25A, is it because of the ROW? Why do they need 5 gates when it appears they only need three? Mr. Spring answered, yes they cannot place gates in the right of way, and therefore they need 5 gates to secure the perimeter of their establishment due to the configuration of the "island like" shape of their land to secure all of the pinch points.

Ms. Wall invited Chief Kessler to address the Board.

Steve Kessler, Fire Chief for Tipp City. The Fire Code states we are to have access with a hard surfaced road within 150' of all buildings on their premises. The driveways are fire access points. Chief Kessler can allow them to have gates for security purposes if there is a means for access in case of a fire.

Mr. Wall asked, has there been any discussion with LJB or Arbogast about this yet? Chief Kessler responded, "No". He did review the blue prints and make notes that he was in need of more information, however, he has not yet received any information.

Mr. Spring has spoken to Mr. Boardman, representative of LJB for Arbogast, he is in agreement with providing a Knox Box and anything else the Fire Department might need for appropriate access at all times.

Ms. Wall asked for further questions, there being none. Ms. Wall asked for further discussion of the Board, there was none.

**Ms. Wall moved to approve the site plan with fences as indicated in the report on the condition that everything satisfies the Knox Box requirements with the Fire Department.** Mr. Alberson seconded. Motion passed 3-0.

Old Business

There was no old business to discuss.

Miscellaneous

City Council  
Reports –  
April 4, 2016

Mr. Thornbury attended, not at Board Meeting to report.

April 18, 2016

Ms. Alberson attended, they had the second reading of the public hearing for Rosewood Creek. It was approved.

May 2, 2016

Ms. Wall <sup>reported</sup> ~~was in attendance~~, nothing was discussed that directly related to Planning Board.

May 16, 2016

Ms. DeSantis <sup>reported</sup> ~~attended~~, nothing was discussed that directly related to Planning Board.

June 6, 2016

Ms. Alberson <sup>reported</sup> ~~was in attendance~~, nothing was discussed that directly related to Planning Board.

Ms. Wall reported she read <sup>the</sup> in the paper last week that there was discussion by Council regarding improvements to Cloverleaf. Council asked the City Manager to bring updated estimates for maintenance after work is completed. This has been a topic of discussion by the Planning Board for some time now.

Upcoming City  
Council  
Meetings –  
June 20, 2016

Mr. Thornbury will attend the June 20, 2016 City Council Meeting.

City Council  
Assignments

Monday, July 18, 2016 – Ms. DeSantis

Monday, August 1, 2016 - Ms. Alberson

Monday, August 15, 2016 – Ms. Wall

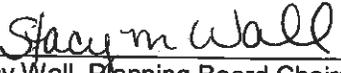
Monday, September 19, 2016 – Mr. Thornbury

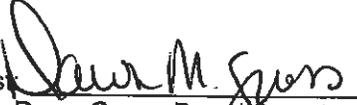
Board Member  
Comments

Ms. Wall asked if there was an update on the Comprehensive Plan Update? Mr. Spring said we are waiting to hear from our consultant. Mr. Spring indicated the online survey did very well after a slow start. Over 200 responses were taken. The first planning week was very well attended.

Adjournment

Ms. Alberson **moved the meeting be adjourned.** Ms. DeSantis seconded the motion. Ms. Wall declared the meeting adjourned at 7:45 pm.

  
Stacy Wall, Planning Board Chairman

Attest:   
Dawn Gross, Board Secretary