

## PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO September 13, 2016

Meeting	Chairman Stacey 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: Stacey Wall, Andrew Thornbury, Jamie DeSantis, and Vonda Alberson.  Others in attendance: Tim Eggleston, City Manager, John Green, Finance Director, Nancy Bowman, Press, Matt Spring, City Planner/Zoning Administrator, and Dawn Gross, Board Secretary.
Approval of Minutes – July 12, 2016	Ms. Alberson <b>moved to approve the minutes of the July 12, 2016 meeting as written.</b> Ms. DeSantis seconded the motion. Motion passed 4-0.
Items Not on the Agenda	There were no comments on items not on the agenda.
Administration of Oath – Public Hearing: City of Tipp City- Zoning Code Amendment regarding highway signs	Ms. Gross administered the oath to anyone that was wishing to speak during the public hearing.  Mr. Thornbury motioned to open the Public Hearing. Ms. DeSantis seconded the motion. Motion passed 4-0.
<u>New Business</u>	
Public Hearing: City of Tipp City – Zoning Code Amendment regarding highway signs	Mr. Spring presented the following staff report to the Planning Board.  On August 25, 2016, the Tipp City Zoning Administrator set a Public Hearing for this evening regarding a request from the City of Tipp City to consider a requested Zoning Code amendment regarding highway signs. Staff notes that this Public Hearing was set administratively with public notice published pursuant to law.  <b>General:</b> <ul style="list-style-type: none"><li>• Tipp City Code allows large “highway” freestanding signs for certain properties proximate to the I-75 corridor (max. height 75’ &amp; max. area 250 sq. ft.).</li><li>• Freestanding signs include two types, being 1) “pole signs” and 2) “monument signs”.<ul style="list-style-type: none"><li>○ A pole sign is defined by Code as: <i>A permanent freestanding sign supported by one or more uprights, poles or braces placed in or upon the ground surface and not attached to any building.</i></li><li>○ A monument sign is defined by Code as: <i>A permanent freestanding sign</i></li></ul></li></ul>

*other than a pole sign, not attached to a building, which is placed upon or supported by the ground independently of any other structure, typically on a monument or pedestal structure.*

- The current code does not specify the type of freestanding sign for the large "highway-type" signs. Thus, a "highway-type" sign could be a pole sign (as currently seen on highway signs abutting I-75) OR a monument sign.
- Staff notes that a "highway-type" monument sign, built to the maximum parameters of Code (75' tall and 250 sq. ft. area) would form a large vertical wall (see attachment "B"), and tend to block neighboring businesses from view of traffic, additionally a monument sign is technically eligible for utilization as an electronic message center (75% of the total area) per Code §154.11(1)(4)(c).

**Proposal:**

Staff recommends a Zoning Code text modification in order to specify that all highway signs must be freestanding pole signs (and thus, not freestanding monument signs).

**Zoning Text or Map Amendment Review Criteria:**

Code 154.03(C)(5) states:

*Recommendations and decisions on zoning text or map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.*

- (a) *The proposed amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purposes of this code;*

It is the opinion of staff that the proposed Code amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purposes of this code.

- (b) *The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;*

It is the opinion of staff that the proposed Code amendment is necessary and desirable in order to specify the type of signage appropriate for properties abutting I-75.

- (c) *The proposed amendment will promote the public health, safety, and general welfare;*

It is the opinion of staff that the proposed amendment would be promote the general welfare of Tipp City by specifying highway-type signage that would be aesthetically and visually compatible with the surrounding properties.

- (d) *The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district;*

n/a. The proposed amendment is not a zoning map amendment.

- (e) *The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated; and/or*

The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation.

- (f) *The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.*

n/a. The proposed amendment is not a zoning map amendment, and thus there is no "subject tract" of property to be considered.

Ms. Wall asked, "Was there any business that brought this forward, or did it just need clarified in the Code?"

Mr. Spring responded, No business brought this forward. The Code was passed in 2014 and not one business has taken advantage of this type of highway signage.

Ms. Alberson questioned, the total area, is it the total area of square feet? Mr. Spring replied, Yes.

Ms. Alberson **moved to close the Public Hearing.** Mr. Thornbury seconded the motion. Motion passed 4-0.

Ms. DeSantis states during discussion that it makes sense to add the clarification to the Code. Ms. Wall agrees.

Ms. DeSantis asked, "Are there currently any business with monument signs?" Mr. Spring replied, the Holiday Inn Express has a very small moderate monument sign along Main Street.

Ms. Alberson, asked if that was considered a "highway", Mr. Spring said No, it is not. Ms. Alberson asked if it was then governed under a different section of the Zoning Code? Mr. Spring, said it is. Freestanding signs actually cover everything that is not attached to a building, and so, business outside of that highway district are still entitled to a ground mounted sign and those signs can either be pole signs or monument signs based on our current Code. This particular type of free standing sign and specifically this modification is directed at only the very tall very large highway style signs specifically regarding the monument style.

Ms. Wall asked for any further questions or discussion from the Board, there was none. Ms. DeSantis **moved to give a positive recommendation to City Council on draft legislation regarding the specifications for "highway type" signs.** Ms. Wall seconded the motion. **Motion passed.** 4-0.

Mr. Spring presented the following staff report to the Planning Board.

#### Dedication of Right-of-Way

The City of Tipp City requests Planning Board forward a positive recommendation to City Council regarding the replat and dedication of ± 12.476 acres of right-of-way along South County Road 25A in association with the CR 25A upgrade (2015-2018). The proposed replat will incorporate all property (ROW) previously acquired for the upgrade projects into a single unified right-of-way dedicated to the City of Tipp City. The proposed replat occurs along CR 25A between Evanston Road on the south and SR 571/W. Main Street on the north. All property proposed for dedication (12.476 total acres) is currently owned by the City of Tipp City. The action will dedicate right-of-way to the City of Tipp City along this section of CR 25A. Staff notes that the Miami County Tax Map Department has reviewed and approved the proposed replat and dedication.

Mr. Thornbury asked if it was 50' on either side of the road, Mr. Spring replied, yes, it is a 100' right-of-way.

Ms. Alberson clarified that the alignment of the road was centered on the right-of-way.

Ms. Wall said her understanding was that the County Tax Map Department has already approved everything. Mr. Spring said yes, that is correct, it was formally replated into individual inlots and recorded by the County today.

City of Tipp  
City – Replat  
and Dedication  
±12.476 acres  
of right-of-way  
along CR 25A

	<p>Ms. Wall asked for further questions of the Board, or any questions from the audience, there were none. Ms. Alberson moved to give a positive recommendation to City Council regarding the proposed replat and right-of-way dedication. Ms. DeSantis seconded the motion. <b>Motion passed.</b> 4-0.</p>
5-year Capital Improvement Plan Presentation	<p>Timothy J. Eggleston, City Manager, presented the 5 year Capital Improvement Plan to the Board.</p> <p>Ms. Wall thanked Mr. Eggleston for his time and presentation.</p>
<u>Old Business</u>	There was no old business to discuss.
<u>Miscellaneous</u>	
City Council Reports – July 18, 2016	Ms. DeSantis reported there was nothing that related directly to the planning board.
August 1, 2016	Ms. Alberson reported there was discussion of the old Electric Building in work section. There was an Ordinance authorizing the right-of-way petition along 25-A that we acted upon this evening. A 180 day moratorium was discussed on medical marijuana facility permits. Finally an ordinance pertaining to pool depth that the Board acted upon at our July meeting.
August 15, 2016	<p>Ms. Wall reported Council passed the 180 day moratorium for the medical marijuana facility. Ms. Wall has been following the news as to this subject and it is being reported that the State has 2 years to make regulations. Council passed the amendment to the Code on the pool depth. Council authorized the filing of the annexation petition for the right-of-way on 25A and they also approved assessing for curb, sidewalks and drive way approaches.</p> <p>Finally Council approved a settlement of purchasing 274 Miles Ave in regards to an abandoned storm pipe under the house. Ms. Wall invited Mr. Eggleston to discuss further. Mr. Eggleston reported this has been an ongoing 4 year project. Initially the outlet of the storm sewer cut across a cul-de-sac that is being built their now. They re-aligned and channeled the water around so they could build homes there. The concern was did the home owners in that area possibly have riparian rights? After extensive investigation, we could not get a definitive answer so the City decided to purchase the home and demolish it.</p> <p>Ms. Wall felt this was a good resolution with the purchase and adding of a neighborhood Park.</p>
Upcoming City Council Meetings – March 21, 2016	Mr. Thornbury will attend the September 19, 2016 City Council Meeting.
City Council Assignments	<p>City Council Meeting dates were divided amongst the Planning Board members as follows:</p> <p>Monday, October 3, 2016 – Ms. DeSantis</p> <p>Monday, October 17, 2016 - Ms. Alberson</p>

Monday, November 7, 2016 – Ms. Wall

Monday, November 21, 2016 – Mr. Thornbury

Monday, December 5, 2016 – Ms. Wall

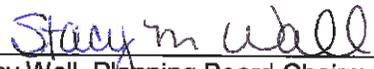
Monday, December 19, 2016 – Ms. Alberson

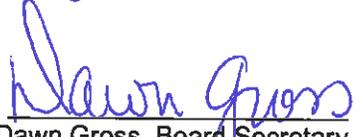
Board Member  
Comments

There were no comments.

Adjournment

**Ms. Alberson moved the meeting be adjourned.** Ms. DeSantis seconded the motion. Ms. Wall declared the meeting adjourned at 8:05 pm.

  
Stacy Wall, Planning Board Chairman

Attest:   
Dawn Gross, Board Secretary