

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO November 8, 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: Matt Spring, City Planner/Zoning Administrator, and Dawn Gross, Board Secretary. Mrs. Gross swore in the newest Board Member, Jeff Sebor.
Approval of Minutes – September 13, 2016	Mrs. DeSantis moved to approve the minutes of the September 13, 2016 meeting as written. Mr. Thornbury seconded the motion. Motion passed 4-0-1.
Items Not on the Agenda	There were no citizens in the audience. There were no comments on items not on the agenda.
Administration of Oath –	Ms. Gross administered the oath to anyone that was wishing to speak during the public hearing.
<u>New Business</u>	Mr. Thornbury motioned to open the Public Hearing. Ms. DeSantis seconded the motion. Motion passed 5-0.
Public Hearing: City of Tipp City – Zoning Code Amendment regarding Off-street parking for industrial uses	Mr. Spring presented the following staff report to the Planning Board. On October 12, 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 off-street parking requirements for industrial uses. Staff notes that this Public Hearing was set administratively with public notice published pursuant to law. General: For industrially zoned property, the current Code provides scaled requirements for off-street parking based on area. The existing Code bases the number of required parking spaces for industrial uses on a combination of the total area of the industrial use plus the total area of ancillary uses such as office/administration, indoor sales, and outdoor storage, with each use requiring a corresponding number of spaces. Staff notes that as industrial buildings become larger, the current off-street parking requirements become onerous and out of sync with the actual need for off-street parking spaces. For example, the Meijer Distribution Center/Dairy employs ± 850 persons spread over several work shifts per day and has a total indoor area of 1,968,403 square feet (± 45.1 acres). If the entirety of the area was considered as industrial use, the current code would require 1,575 off-street parking spaces ($1,968,403 \div 1,250 = 1,574.7 \approx 1,575$). It should be noted that this figure would be even larger if the internal office space was considered separately at 1 space per 300 square feet versus 1 space per 1,250 square

feet.

Proposal:

Staff recommends adding additional area gradations to expand the range of building sizes and eliminating the additional ancillary requirements for industrial off-street parking requirements to more equitably account for the off-street parking needs of industrial buildings.

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 rectify the discrepancy between the need versus requirement for off-street parking for industrial uses.
- (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 providing a more accurate basis for determining the number of off-street parking for industrial uses.
- (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.

Mrs. Wall asked for questions of Mr. Spring.

Mr. Thornbury asked, "so with your example of the Meijer Distribution Center, doing some quick math that would be about 650 parking spaces, do we know how many Meijer currently has?" Mr. Spring responded, they currently have around 900.

Mrs. Alberson asked, how did you determine the number for the revisions that are

proposed? Mr. Spring answered, essentially he went through several businesses in the City and then came up with a set and kept adjusting it until he came to a good median between existing and proposed.

Mrs. Alberson questioned, does the office area and the administrative area text strike thru need to have text added below? Mr. Spring stated, it is in his opinion that it does not. We could add a bit of different text that just says all activities associated with the primary use. Quite frankly it becomes so much easier to calculate. Mrs. Alberson said, she was not disagreeing that, she just wondered if that needed to be added to the text below. Mr. Spring added, I think that is very wise, we should include that. Mr. Sebor added, you could just say "Total indoor space and outdoor areas used for...". Mr. Spring asked if the following verbage would be acceptable, "Total indoor and outdoor areas used for storage warehousing assembly vehicular service or general manufacturing activities and associated ancillary uses". He could further add "(Office/indoor sales/outdoor sales)" in the table.

Mrs. Wall asked for any further question or discussion, there was none.

Mr. Thornbury motioned to close ~~open~~ the Public Hearing. Mrs. Alberson seconded the motion. Motion passed 5-0.

Mrs. Wall then asked for Board discussion and she added that it has been recommended by City Staff to move this forward to City Council.

Mrs. Alberson asked if this was an outcome of something specific. Mr. Spring said, we get on a fairly regular basis confidential requests from the State regarding various companies that our seeking out industrial properties or buildings. They usually give us some type of an RFI document however, they are usually very closed mouthed as to who they are talking about. Mrs. Albers said, it is positive in a sense that there would be less impervious area paved and that will cut down on storm water drainage that impacts the City overall. Mr. Spring agrees that it will make us more competitive in the sense that we don't just have a burdensome Code that says we don't care how many employees, you need to build X amount of spaces. On the other side if a large company were to come in and they were dense they would certainly be able to propose a larger number of spaces than the Code requires.

Mrs. Alberson moved to give a positive recommendation to City Council on draft legislation regarding the modifications to the requirements for off-street parking for industrial uses, seconded by Mrs. DeSantis. Motion passed. 5-0

Public Hearing:
City of Tipp
City Zoning
Map
Amendment
Southeast
corner of N.
Sixth Street
and Crane

Mr. Thornbury motioned to open the Public Hearing. Ms. Alberson seconded the motion. Motion passed 5-0.

On October 12, 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 Map amendment for the property located at the southeast corner of N. Sixth Street and Crane (Pt. OL 15 G15-090600). Staff notes that this Public Hearing was set administratively with public notice published pursuant to law.

General:

- The property in question is a part of the old (defunct) Tipp Novelty site.
- The site has remained vacant for several years.
- The site was recently sold to Izit Cain Sheet Metal.
- The site includes four total parcels (including the parcel in question this evening).
- Three of the parcels are zoned LD – Legacy Development, and the parcel in question zoned R-2 – Two-Family Residential.
- The property in question was incorrectly rezoned R-2 – Two-Family Residential as a part of the comprehensive zoning map amendment associated with the 2014 Zoning/Subdivision Code/Map update.

Proposal:

A Zoning Map amendment to rezone Parcel G15-090600 from R-2 – Two-Family Residential to LD – Legacy Development.

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.

- (g) *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 Map Amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purposes of this code.
- (h) *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 Map Amendment is necessary and desirable in order to rectify an error of the 2014 Zoning/Subdivision Code/Map update and to unify the property under a single zoning designation (LD – Legacy District).
- (i) *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 providing an accurate and unified zoning district designation for this property.
- (j) *The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district;*
It is the opinion of staff that the proposed zoning map amendment is consistent with the purpose of the district, with Light Manufacturing and Assembly Uses listed as a Permitted Use per Code Table 154.04-4.
- (k) *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.
- (l) *The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.*
It is the opinion of staff that the proposed zoning map amendment is not likely

to result in significant adverse impacts upon other property in the vicinity of the subject tract, in that the underlying manufacturing use has existed as such since its inception.

Mrs. Wall asked for questions or Mr. Spring.

Mr. Thornburg asked if the City had received any neighbor comments. Mr. Spring replied, "No".

Mrs. Wall asked if the new business located there was in operation. Mr. Spring said, he does not think they are in there yet. He did say there is a business there subletting called Empire Machine.

Mrs. Wall asked for further questions. There were none.

Mrs. Alberson motioned to close open the Public Hearing. Mr. Thornbury seconded the motion. Motion passed 5-0.

Mrs. Wall asked for Board discussion. She feels this is an easy decision. Mrs. DeSantis agreed, especially if it was already zoned incorrectly.

Mrs. Wall asked, "Does the City agree that this was zoned incorrectly"? Mr. Spring replied, yes we do. It should have been zoned with Tipp Novelty Product, and it was overlooked.

Mrs. Alberson stated, you cannot have one-half of a building zoned one way, and the other half zoned a different way.

Mrs. DeSantis asked if all parcel had transferred together. Mr. Spring said yes, it was just missed.

Mrs. Alberson asked if it would need to be re-platted? Mr. Spring replied, no, that is not a requirement.

Mrs. DeSantis moved to recommend forwarding a positive recommendation to City Council on the proposed zoning map amendment, seconded by Mr. Thornbury. Motion passed. 5-0.

Old Business

There was no old business to discuss. Mr. Spring did mention that there was a chance that the Final Draft of the Comprehensive Master Development Plan may be coming before this board in December for a recommendation to City Council.

Miscellaneous

City Council
Reports –
September 19,
2016

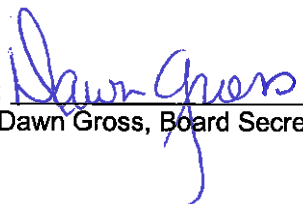
Mr. Thornbury reported Council passed Resolution 22-16, supporting the designation of the Great Miami River Bikeway as a US Bicycle Route in Tipp City.

Council had the first reading of an Ordinance approving a dedication of part of CR 25-A from 571 to Evanston Road, Planning Board had recommended this for approval at the September 13th meeting.

Council had the first reading of an Ordinance modifying Code Section 154.11(i)(4)(d)(iii) which regards highway signs. It was correcting an omission in the existing code regarding highway signage.

	Council made a motion to make the appointment of Mr. Sebor to the Planning Board.
October 3, 2016	Mrs. DeSantis reported Council had a second reading for the highway signs and also a first reading for the appointment of our new Law Director.
October 17, 2016	Mrs. Alberston reported there was nothing that related directly to the planning board.
November 7, 2016	Mrs. Wall reported there was nothing that related directly to the planning board.
Upcoming City Council Meetings – November 21, 2016	Mr. Thornbury will attend the November 21, 2016 City Council Meeting. Mrs. Wall will attend the December 5, 2016 City Council Meeting. Mrs. Alberson will attend the December 19, 2016 City Council Meeting.
Board Member Comments	Mrs. Wall extended a welcome to Mr. Sebor the newest member of the Board.
Adjournment	Mr. Thornbury moved the meeting be adjourned . Mr. Sebor seconded the motion. Ms. Wall declared the meeting adjourned at 7:55 pm.


 Stacy Wall, Planning Board Chairman

Attest: 
 Dawn Gross, Board Secretary