

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO March 14, 2017

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, Vonda Alberson and Jeff Sebor. Others in attendance: City Planner/Zoning Administrator Matt Spring, and Board Secretary Dawn Gross. Those signing the register were Steve Risner and Nancy Bowman.
Excuse Absent Board Member Thornbury	Ms. DeSantis moved to excuse the absence of Mr. Andrew Thornbury. Ms. Alberson seconded the motion. Motion passed 4-0.
Approval of Minutes – February 14, 2017	Mr. Sebor moved to approve the minutes of the February 14, 2017 meeting as written. Ms. DeSantis seconded the motion. Motion passed 3-0-1.
Items Not on the Agenda	There were no comments on items not on the agenda.
<u>New Business</u>	
Steve Risner – 491 Burnside Drive - Special Use – Accessory Dwelling Unit	Mr. Spring presented the following staff report to the Planning Board. The applicant requests Planning Board approval of a Special Use Permit for the establishment of an Accessory Dwelling Unit in a proposed accessory structure (detached garage) located at 491 Burnside Drive. SPECIAL USE <u>General Standards</u> Decisions on a special use review applicable shall be based on consideration of the following review criteria. All special uses shall be subject review under the criteria of this section, as applicable, and may be subject to additional use-specific standards. (a) The proposed special use is established as a special use (may be a principal or accessory use) permitted in the applicable zoning district; Code Table 154.04-2 indicates that Accessory Dwelling Units are a Special Use within the R-1A – Suburban Residential Zoning District. (b) The proposed use is consistent with the spirit, purpose and intent of the comprehensive plan and the general purpose of this code as established in §154.01(A); It is the opinion of staff that the proposed Accessory Dwelling Unit is consistent with the spirit, purpose and intent of the comprehensive plan and the general purpose of the Zoning Code. (c) The proposed use complies with any use-specific standards as may be established

for the use;
See “Specific Standards” below.

- (d) The proposed use shall be adequately served by essential public facilities as listed in Section §154.01(E)(2);
It is the opinion of staff that the proposed Accessory Dwelling Unit will be adequately served by essential public facilities.
- (e) Any building or structure constructed, reconstructed, or altered as part of a special use in a residential zoning district shall, to the maximum extent feasible, maintain the exterior appearance of residential buildings of the type otherwise permitted and shall have suitable landscaping, screening, and fencing wherever deemed necessary by the Planning Board;
The applicant has indicated that the detached garage will be environmentally controlled and completely finished with the same interior and exterior materials as the primary home.
- (f) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Board in the approved special use;
Staff notes that the applicant was granted three variances regarding the construction of the Accessory Structure from the Board of Zoning Appeals at their January 18, 2017 meeting. Based upon the approval of these variances, it is the opinion of staff that the proposed Accessory Dwelling Unit complies with all applicable development standards.
- (g) The proposed use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
It is the opinion of staff that the proposed Accessory Dwelling Unit will be harmonious with the existing character of the general vicinity.
- (h) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;
It is the opinion of staff that the proposed Accessory Dwelling Unit will not be detrimental to any persons, property, or the general welfare by the reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
- (i) The circulation on and access to the property shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;
It is the opinion of staff that the proposed circulation on and access to the property is designed so as not to create interference with traffic on surrounding public thoroughfares.
- (j) The design of the buildings, structures, and site will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance;
It is the opinion of staff that the proposed Accessory Dwelling Unit will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance.
- (k) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and
It is the opinion of staff that the proposed Accessory Dwelling Unit will not impede the normal and orderly development and improvement of the

surrounding property.

- (l) Wherever no specific areas, frontage, height, or setback requirements are specified in provision for a specific special uses, then such use shall be subject to the site development standards for the applicable zoning district (See §154.04(H)).
See “Specific Standards” below.

Specific Standards

This section is intended to allow the creation of accessory dwelling units on existing lots in residential zoning districts that already contain one legally created dwelling unit under the following provisions:

- (a) There shall be a minimum lot area of 8,000 square feet.

The lot has an area \pm 74,487 square feet (1.71 acres).

- (b) An accessory dwelling unit may be created by the:

- (i) Conversion of an attic, basement garage, or other previously uninhabited portion of a residential structure or detached residential accessory structure (e.g., garage); or
- (ii) Addition onto an existing residential structure.
- (iii) A manufactured home, recreational vehicle, or other moveable habitable space that does not comply with the building code shall not be used as a second unit.

The proposed Accessory Dwelling Unit would be created in a proposed detached accessory structure (garage).

- (c) Accessory Dwelling Unit Development Standards

- (i) Only one accessory dwelling unit shall be permitted on a lot.

Staff notes that the proposed accessory dwelling unit would be the only such unit on the lot.

- (ii) The Accessory dwelling units shall be exempt from the minimum lot area requirements in the applicable zoning district.

As noted above the total lot area is \pm 74,487 square feet (1.71 acres).

- (iii) An accessory dwelling unit shall contain separate kitchen and bathroom facilities.

The applicant has indicated that the accessory dwelling unit shall contain separate kitchen and bathroom facilities.

- (iv) Accessory dwellings units shall only be allowed when attached to the principal dwelling unit or located above a detached garage on the same lot. **The applicant has indicated that the accessory dwelling unit will be located above the proposed detached garage.**

- (v) Each accessory dwelling unit shall have an entrance separate from the primary dwelling.

The accessory dwelling unit (and detached garage) shall have an entrance separate from the primary dwelling.

- (vi) An accessory dwelling unit shall not exceed 800 square feet or 25 percent of the floor area of the primary dwelling, whichever is less. **The accessory dwelling unit will have an area of \pm 760 square feet.**

- (vii) One accessible off-street parking space shall be provided for the accessory dwelling unit in addition to the off-street parking spaces required for the primary dwelling in §154.10(C)(4)(b).
The applicant has indicated that one accessible off-street parking space shall be provided for the accessory dwelling unit in addition to the off-street parking spaces required for the primary dwelling.
- (viii) Each accessory dwelling unit shall be constructed so as to be compatible with the existing primary dwelling, as well as the surrounding neighborhood in terms of design, form, height, materials, and landscaping.
The applicant has indicated that the detached garage will be environmentally controlled and completely finished with the same interior and exterior materials as the primary home.
- (ix) Accessory dwelling units that are added on to an existing principal structure shall comply with the site development standards of the applicable zoning district.
n/a. The proposed accessory dwelling unit will be located within a detached garage, and not added on to an existing principal structure.
- (x) Accessory dwelling units shall only be permitted where the property owner resides on the same lot.
The applicant has indicated that he will reside on this lot.

Ms. Wall asked, In regards to letter "F" under Special Use, is the approval tonight based on acceptable variances being granted? Mr. Spring responded, "Correct". Ms. Wall further asked, are there any further steps to be taken with the Board of Zoning Appeals? Mr. Spring said, Mr. Risner sought the variances ahead of the Planning Board so that he could come here with a clean slate based on the variances.

Mr. Sebor asked, Regarding the finished floor elevation of the dwelling, the site plan does not indicate the finished floor elevation and leaves curiosity as to how sanitary might work.

Mr. Spring deferred to Mr. Risner.

Steve Risner; 385 Citadel Drive, Vandalia, Ohio 45377.

Mr. Risner, addressing Mr. Sebor's inquiry, "It is 7' deep at the curb and the house will be 3' above the grade, it will work without having to pump."

Ms. Wall asked "Is there any intent of anyone living in the carriage house?" Mr. Risner responded, "No, it is intended to be a "man cave."

Ms. Wall asked for further questions of Mr. Risner, there were none.

Ms. Wall asked for Board discussion.

Ms. Wall stated, she always appreciates applicants who come before the board having done their homework and come prepared. It is a big step to go before the Board of Zoning Appeals and having their approval, before coming to Planning Board so there won't be any contingencies.

Ms. DeSantis moved to approve the Special Use Permit and associated site plan, seconded by Ms. Alberson. **Motion passed. 4-0.**

Old Business

There was no old business to discuss.

Miscellaneous
City Council
Reports –

January 17,
2017

Ms. Wall reported, the Ordinance to adopt the Comprehensive Land Use Development Plan was presented.

February 21,
2017

Mr. Sebor reported, the first reading of the Ordinance to enact the Zoning Code Revision to allow the establishment of the Public Impound Lot. Also, a motion was made to waive connection fees for the Tipp City Senior Center and it was approved. Ms. Wall asked Mr. Spring if any plans had been brought forward for the Senior's Center. Mr. Spring responded, "Yes", the first draft has been presented and it is already back to the Engineering Architectural Firm with markups.

March 6, 2017

Ms. DeSantis reported, the second reading for the Impound Lot and Public Hearings was set for March 20, 2017 for the renewal of the four agricultural district designations.

Upcoming City
Council
Meetings –
March 20, 2017

Ms. Wall will attend the March 20, 2017 City Council Meeting.

April 3, 2017

Mr. Thornbury will attend the April 3, 2017 City Council Meeting.

Board Member
Comments

Ms. Wall asked of Mr. Spring, Is there any update or information regarding the gas station on Main Street where the pumps have been removed. Mr. Spring answered, "Yes, the tanks were back ordered, and this is why it is sitting there excavated but not completed.

Ms. Wall asked about the gas station on 25A. Mr. Spring replied, "The Old Star Fire gas station?" The site plan for that was approved several months ago and they are getting close to finishing it out.

Adjournment

Ms. Alberson moved the meeting be adjourned. Ms. DeSantis seconded the motion. Ms. Wall declared the meeting adjourned at 7:54 pm.



Stacy Wall, Planning Board Chairman

Attest:


Dawn Gross, Board Secretary