

**PLANNING BOARD MEETING**

TIPP CITY, MIAMI COUNTY, OHIO July 11, 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, Andrew Thornbury, Jamie DeSantis, and Vonda Alberson.  Others in attendance: City Planner/Zoning Administrator Matt Spring, and Board Secretary Dawn Gross. Those signing the register were Erik Nordquist, Abby Bowling, Dan Davis and Nancy Bowman.
Excuse Absent Board Member Sebor	Ms. DeSantis <b>moved to excuse the absence of Mr. Jeff Sebor.</b> Mr. Thornbury seconded the motion. <b>Motion passed 4-0.</b>
Approval of Minutes – June 13, 2017	Ms. Wall began with thanking Ms. Gross for typing 31 pages of minutes. Ms. Wall stated, there was an addition to page 7 of the minutes, second paragraph down fifth sentence add “will be completed” to the sentence. Ms. Wall <b>moved to approve the amended minutes of the June 13, 2017 meeting.</b> Ms. Alberson seconded the motion. <b>Motion passed 4-0.</b>
Items Not on the Agenda	There were no comments on items not on the agenda.
<u>New Business</u>	
Regal Beloit America, Inc. – Inlot 1777, Part Outlots 80 & 64, Inlots 1142-1159 and vacated portions of N. Fifth Street and North Drive – Final Plat	Mr. Spring presented the following staff report to the Planning Board.  The applicant (Regal Beloit America) seeks Planning Board approval and recommendation to City Council regarding a Final Plat for the Regal Beloit Subdivision.  <u>Proposed</u> The proposed subdivision is a replat of several existing lots and a previously vacated portion of North Fifth Street and a previously vacated portion of North Drive and also includes the dedication of ± 0.9239 acres or right-of-way (ROW) on N. Third Street in accordance with the Thoroughfare Plan. Staff notes that although additional ROW is being dedicated on N. Third Street, there will be no additional roadway construction in this area, as the existing roadway is at the desired width and design.  Any subdivision (or replat) of property that includes the dedication of ROW is defined as a “Major Subdivision” by Code §155.03(D)(2) and is required to follow the review procedures outlined in Code §155.03(D)(4), including the filing of a Preliminary Plat with the Planning Board prior to the approval of the Final Plat. Staff notes that Planning Board reviewed and approved the Preliminary Plat of this Subdivision at their June 13, 2017 meeting.  <u>Final Plat</u> The proposed Final Plat replats several lots being: (Inlot 1777, Part Outlots 80 & 64, Inlots 1142-1159 and vacated portions of N. Fifth Street and North Street) into two new Inlots of record and dedicates ROW along N. Third Street with the following configuration:

Northern Inlot:	27.4852 acres – New Inlot
Southern Inlot:	30.6450 acres – Regal
<u>Dedicated ROW:</u>	<u>0.9239 acres – Added 5' of ROW</u>
TOTAL	59.0541 acres

Easements

- 5' Utility easements are provided on each side of all interior property lines
- 10' Utility easement is provided on the eastern property line adjacent to N. Third Street
- An existing ± 50' Tipp City Electrical easement along the western property line
- An existing ± 10' Tipp City Electrical easement along the western property line
- An existing ± 20' Tipp City Sanitary easement along the eastern property line adjacent to N. Third Street
- An existing ± 10' gas easement along the eastern property line adjacent to N. Third Street
- An existing ± 40' Access easement and 40' Electrical easement traverses the property from N. Third Street to Substation #2

Miami County Tax Map Department

Staff notes that the proposed Final Plat has been reviewed and approved by the Miami County Tax Map Department.

Ms. Wall asked for questions of Mr. Spring.

Ms. Wall stated "My understanding is there are no changes from the preliminary plat that we reviewed at the June meeting to tonight, is that correct?" Mr. Spring responded, "Yes it is." Ms. Wall then asked, "On the easements there are several listed, are there any additional easements that the City is aware of that may be needed?" Mr. Spring answered, "No."

Ms. Wall asked the Applicant if he would like to approach and if he had anything further to add. He said there was nothing to add.

Ms. Wall asked for questions of the applicant. There were none.

Ms. Wall asked for Board discussion.

Mr. Thornbury questioned "it is the same as last meeting?" Ms. Wall answered, "Yes."

**Ms. Alberson moved to approve the proposed Final Plat for the Regal Beloit America Inc. Subdivision, seconded by Mr. Thornbury. Motion passed. 4-0.**

Old Business

There was no old business to discuss.

Miscellaneous  
City Council  
Reports –

June 19, 2017

Ms. Wall reported, Council approved the amendment to the Sign Code for the new stadium. Council also approved a contract to start design work on improvements of landscaping on 571. They also had a first reading on Fieldstone Place Subdivision that was before our board last meeting.

Ms. Alberson asked, "What were the landscaping improvements on 571?" Ms. Wall asked "Mr. Spring are you able to expand on that?" Mr. Spring responded, "No, I am not aware of

anything." Ms. Wall stated, "its landscaping work, and it is only at the design phase, it is not for actual construction or planning."

Upcoming City  
Council  
Meetings –

July 17, 2017 Ms. DeSantis will attend the July 17, 2017 City Council Meeting.

August 7, 2017 Ms. Alberson will attend the August 7, 2017 City Council Meeting.

Ms. Wall asked, "Is there a second meeting in August?" Ms. Gross responded, "Yes, I believe there is." Ms. Wall said she will cover that meeting.

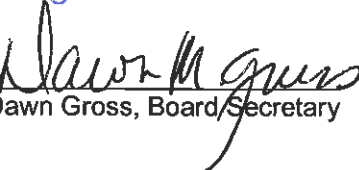
Board Member  
Comments

Mr. Thornbury again thanked Board Secretary, Dawn Gross for typing 31 pages of minutes. Ms. Wall asked of Mr. Spring, if he had anything to add. He did not.

Adjournment

Ms. DeSantis moved the meeting be adjourned. Mr. Thornbury seconded the motion. Ms. Wall declared the meeting adjourned at 7:37 pm.

  
Stacy Wall, Planning Board Chairman

Attest:   
Dawn Gross, Board Secretary