

## PLANNING BOARD STUDY SESSION

TIPP CITY, MIAMI COUNTY, OHIO February 8, 2022

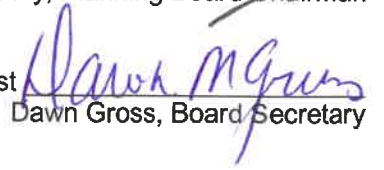
- Study Session** The study session began at 7:00 p.m. The following Planning Board Members were present: Andrew Thornbury, Jamie DeSantis, Vonda Alberson, and Vivian Davis. Also in attendance Reporter Nancy Bowman, Matt Gaston, Community and Economic Director, Matthew Spring, City Planner/Zoning Administrator Colin Carville and Board Secretary Dawn Gross.
- Thoroughfare Plan** Mr. Carville provided the following information:
- Staff's Comments:**  
On January 14, 2022, representatives from NorthPoint Development met with Tipp City staff in regards to the possible development of the properties owned by RCS Peerless, Inc. (IL 4106, 4097, 2629 TR 1-4) at the terminus of Kinna Dr. in Tipp City.
- NorthPoint Development has proposed the construction of two, 562,000 sq. ft. class A industrial warehouse facilities. The aforementioned lots are zoned Light Industrial and the warehouses and proposed use would follow the intent of our Comprehensive Plan. NorthPoint has had success in the past building these types of facilities and are responsible for much of the industrial development around the Dayton International Airport.
- The crux of the issue is the current thoroughfare plan calls for two additional connections to be developed. There is a north-south connection to connect Kinna south to Evanston Rd. Additionally, an east-west connection would connect to S. County Road 25A & Michaels Rd. NorthPoint believes keeping traffic from existing industrial parks separated from residential roads is important for the success of this project. Furthermore, the pre-existing connections are already sufficient for the proposed development.
- NorthPoint Development is requesting Planning Board schedule a public hearing for their March 8, 2022 meeting to consider a modification to the Thoroughfare Plan, which would eliminate these two connection points/roadways.
- Staff notes that if the project proceeds, compliance with the requirements of the Thoroughfare Plan along Evanston Road would still be required.
- Mr. Matthew Gaston, Development Manager, NorthPoint Development, LLC provide a brief presentation. The Board asked what was driving this development and if they currently have any interest. Mr. Gaston said they typically do not have a user when they begin construction, but have interest before the completion. The Board also had questions about traffic. Mr. Gaston said they would perform a traffic study once they had a defined interest.
- Mr. Spring added, "As the Community and Economic Development Director, NorthPoint would be highly prized and coveted win for the City as far as jobs. Certainly the Planning Board has a really important position in this particular development. The Thoroughfare Plan was put there specifically for a reason and it is about 20 years old at this point. Most of the things Mr. Gaston discussed are true, traffic to the South would be dead ending into Evanston Road and clearly hasn't been fully improved with truck traffic. If we exited directly to the west that actually has been developed a lot more residentially than was expected. Anything that you would recommend is simply going to be a recommendation to City Council and they will go through this same process. They will have a study session and final vote at a public hearing. I would appreciate your support of it if you feel it works."

Mr. Thornbury added, "I think it is a good change to the Thoroughfare Plan and keeping traffic on Kinna." The Board was in agreement. Mr. Thornbury asked if the Board had any objections to scheduling a Public Meeting for next month, the Board was in agreement.

Study Session adjourned at 7:21 pm.



Andrew Thornbury, Planning Board Chairman

Attest   
Dawn Gross, Board Secretary

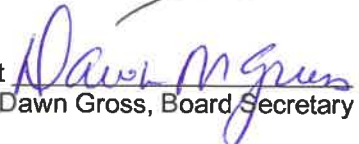
**PLANNING BOARD MEETING**

TIPP CITY, MIAMI COUNTY, OHIO February 8, 2022

Meeting	Chairman Andrew Thornbury 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: Andrew Thornbury, Jamie DeSantis, Vonda Alberson, and Vivian Davis.  Others in attendance: Mayor Mike McFarland, Nancy Bowman, City Planner/Zoning Administrator Colin Carville, and Board Secretary Dawn Gross.
Excuse absent Board Member Sebor	Ms. DeSantis <b>moved to excuse the absence of Mr. Sebor.</b> Ms. Alberson seconded the motion. <b>Motion passed 3-0.</b>
Member Swear In	Mayor Mike McFarland swore in New Board Member Vivian Davis.
Election of Officers – Chairman & Vice Chairman	Ms. Alberson nominated Mr. Thornbury for Chairman. Mr. Thornbury accepted the nomination. Motion passed 3-1-0. Mr. Thornbury abstained.  Mr. Thornbury nominated Ms. DeSantis for Vice Chairman. Ms. DeSantis accepted the nomination. Motion passed 3-1-0. Ms. DeSantis abstained.
Approval of Minutes – November 9, 2021	Ms. DeSantis <b>moved to approve the minutes of the November 9, 2021 meeting as written.</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>	There was no new business.
<u>Old Business</u>	There was no old business
<u>Miscellaneous City Council Reports</u>	
November 15, 2021	Mr. Thornbury reported, there was nothing pertaining to Planning Board.
December 6, 2021	Mr. Sebor was not present to report
December 20, 2021	Ms. Alberson reported, there was nothing pertaining to Planning Board.
January 3, 2022	Mr. Thornbury reported, the election of Mayor McFarland and the election of President of Council Mrs. Huffman. Resolution 01-22 passed approving the construction of The Brooks Cottages of Tippecanoe Subdivision. The first reading of an Ordinance to approve the Final Plan and Plat of the Brooks Cottages of Tippecanoe.

January 18, 2022	Mr. Thornbury reported, Council had a 2 <sup>nd</sup> reading for the Ordinance approving the Final Plat of The Brooks Cottages of Tippecanoe Subdivision. Also, and ordinance adopting the 2022 Annual Budget.
February 7, 2022	Mr. Thornbury reported, Council approved a Resolution for Tipp City to enter into an Annexation Agreement for 3452 S. County Road 25A from the Board of Trustees of Monroe Township. Also, the appointment of the newest Planning Board Member, Vivian Davis.
Upcoming City Council Meetings –	
February 11, 2022	Ms. Davis will report on the February 11, 2022 City Council Meeting.
February 22, 2022	Ms. DeSantis will report on the February 22, 2022 City Council Meeting.
March 7, 2022	Ms. Alberson will report on the March 7, 2022 City Council Meeting.
March 21, 2022	Mr. Thornbury will report on the March 21, 2022 City Council Meeting.
April 4, 2022	Mr. Sebor will report on the April 4, 2022 City Council Meeting.
April 18, 2022	Ms. DeSantis will report on the April 18, 2022 City Council Meeting.
May 2, 2022	Ms. Davis will report on the May 2, 2022 City Council Meeting.
May 16, 2022	Ms. Alberson will report on the May 16, 2022 City Council Meeting.
June 6, 2022	Mr. Thornbury will report on the June 6, 2022 City Council Meeting.
June 20, 2022	Mr. Sebor will report on the June 20, 2022 City Council Meeting.
Board Member Comments	Ms. Alberson asked about the Annexation Agreement.  Mr. Carville responded, "Mr. Arbogast is re-platting some of his lot lines. One of his lots where he parks RVs is getting annexed in, it was not previously inside the City limits.  Mr. Carville also added, "We will have a busy March meeting next month. We will have a Public Hearing for what we heard tonight, possibly the first step for the annexation, and the preliminary plan for the subdivision that will be north of Windmere.
Adjournment	Ms. Alberson <b>moved the meeting be adjourned</b> . Ms. DeSantis seconded the motion. Mr. Thornbury declared the meeting adjourned at 7:41 pm.

  
 Andrew Thornbury, Planning Board Chairman

Attest   
 Dawn Gross, Board Secretary