

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO March 8, 2022

Meeting	Vice Chairman Jamie DeSantis 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: Jamie DeSantis, Vonda Alberson, and Vivian Davis. Others in attendance: Edd McGartha, Mike Petro, Matt Gaston, Vivian Davis, Sean Downey, Matt Sheridan, Tim Logan, Jack Berry, Jason Simister, Tom Doyle, Linda Parsons, Christine Garcia, R. Nicholas Leshner, James Hartke, Marianne Hartke, Paul Kane, Nancy Bowman, Community Development Director Matt Spring, City Planner/Zoning Administrator Colin Carville, and Board Secretary Dawn Gross.
Excuse absent Board Members Thornbury and Sebor	Ms. Alberson moved to excuse the absence of Mr. Thornbury and Mr. Sebor. Ms. DeSantis seconded the motion. Motion passed 3-0.
Approval of Study Session and Minutes – February 8, 2022	Ms. Alberson moved to approve the Study Session and Minutes of the February 8, 2022 meeting as written. Ms. DeSantis seconded the motion. Motion passed 3-0.
Items Not on the Agenda	There were no comments on items not on the agenda.
<u>New Business</u>	
Public Hearing – Modification to Thoroughfare Plan – Code Section 155.05(B) 154.10(G)(5)	Ms. Alberson moved to open the Public Hearing. Ms. DeSantis seconded the motion. Motion passed 3-0. Mr. Carville stated, “This is a meeting regarding the Thoroughfare Plan, this is not regarding any proposed buildings, we do not have any kind of proposed plans. This Board will only be making a recommendation, City Council will either be approving or denying this plan.” Mr. Carville presented the following staff report to the Planning Board. On February 8, 2022, representatives from NorthPoint Development presented before the Tipp City Planning Board at a pre-meeting study session regarding a proposed modification to the Tipp City Thoroughfare Plan. The proposed modification would eliminate a north-south connection that runs from Kinna Dr. south to Evanston Rd. Additionally, the modification would eliminate an east-west connection from S. County Road 25A to Michaels Rd. Accordingly, on February 24, 2022, the Tipp City Zoning Administrator set a Public Hearing for this evening to review this request. This Public Hearing was set administratively with public noticed published pursuant to law. The Thoroughfare Plan is defined in Code §155.05(B) as: <i>The plan, adopted by the Planning Board and City Council, indicating the general</i>

location of existing and/or proposed freeways, arterial and collector streets, bikeways, and other corridors within city and surrounding area as well as any other applicable data and recommendations related to the Tipp City transportation network.

The current Thoroughfare Plan indicates that the proposed north-south connector runs directly through the property owned by RCS Peerless, Inc. (IL 4106, 4097, 2629 TR 1-4).

The applicant has indicated in their letter dated January 31, 2022 that NorthPoint Development will be developing the +/- 96.76 acre parcels industrially. NorthPoint Development has proposed the construction of two, 562,000 sq. ft. class A industrial warehouse facilities. The developer believes keeping traffic from existing industrial parks separated from residential roads would be important for the success of this project. Furthermore, they believe the pre-existing connections are already sufficient for the proposed development.

Code Requirements

If the two corridors are not eliminated from the Thoroughfare Plan, Code §154.10(G)(5) requires the following:

In cases in which a proposed street or right-of-way, as shown on the Tipp City Thoroughfare Plan, abuts or crosses the proposed development, the subdivider shall be responsible for all required public improvements, including the construction of the right-of-way as delineated on the Tipp City Thoroughfare Plan. Certain public improvements may be waived on review and approval by the Planning Board; however, right-of-way dedication shall be required in all cases. See also § 155.04(D)(4) in the Tipp City Subdivision Regulations.

Staff supports the requested elimination of the two corridors of the Thoroughfare Plan. The attached conceptual plan (Attachment B) shows that NorthPoint Development has significant plans for the development of the acreage. It seems clear that mandating the construction of these two corridors is logistically onerous, thus hampering large-scale industrial development.

Recommendation

Staff recommends that Planning Board forward a positive recommendation to City Council on the requested elimination of these two corridors of the Tipp City Thoroughfare Plan.

Ms. Alberson asked about the last time the Thoroughfare Plan was updated. Mr. Carville said the Plan was created in 2007, the most recent update was in 2019 when the Meijer Distribution Facility was introduced, it was similar in nature with a Thoroughfare Plan proposed to eliminate a road that went through the parcel.

Ms. DeSantis gave the applicant an opportunity to speak about his request.

Mr. Matthew Gaston, Development Manager for NorthPoint Development, LLC; 4825 Montgomery Road. Mr. Gaston reiterated his request for the change. He feels if it was not being done by his request, it is the smartest option for the site. He also added that this is a high level conceptual plan, there is no building or site plan review at this stage.

Several concerned citizens spoke about their concerns for the potential building and Developer.

Ms. DeSantis reminded everyone that the case before them was strictly to change the Thoroughfare Plan and not to make any determination about a potential building as site plans have not been submitted for review.

Matt Sheridan, 2845 Murdoch Road, Cedarville, Ohio. Mr. Sheridan is the real estate agent for the property and representative for the seller of the property who is out of town. He stated that the seller has no desire to split the property and this request would only make sense to maintain selling the property as one unit.

A couple of citizens spoke in favor of the Thoroughfare Plan.

Mr. Matthew Spring; Community Development Director for Tipp City spoke in favor of the Thoroughfare Plan due to the present zoning (LI) and by eliminating the roads it would be beneficial to the residential development around the area.

A concerned citizen submitted an email to Planning Board, which was read into record by Board Secretary Dawn Gross.

Ms. Alberson moved to close the Public Hearing. Ms. DeSantis seconded the motion. **Motion passed 3-0.**

Ms. DeSantis asked for discussion amongst the Board.

Ms. Alberson asked of Mr. Carville, if there was any data from an engineer or studies to "back" the recommendation of removal.

Mr. Carville said no studies have been conducted yet, the traffic study and engineer's review would come when plans are submitted.

Ms. DeSantis **moved to make a positive recommendation to City Council on the requested elimination of these two corridors of the Tipp City Thoroughfare Plan**, seconded by Ms. Alberson. **Motion passed 3-0.**

Mr. Carville presented the following Staff Report to the Planning Board.

The property located at 3452 S. CR 25A (± 2.2881 acres) (parcel # G14-001400) is currently in the annexation process (approved by the Miami County Commissioners on February 17, 2022 and in the 60 day waiting period).

Code requires the Planning Board to recommend an interim zoning designation for land that is zoned prior to annexation. The land to be classified as being whichever district most closely conforms to the zoning that existed prior to annexation. Code §154.04(C)(1) states:

(1) Whenever any area is annexed into the city, the land should be classified as the zoning district(s) (from Table 154.04-1) that most closely conforms with the zoning that existed prior to annexation. Such classification shall be recommended for an interim period by the Planning Board to City Council. City Council shall take action upon the recommendation of the Planning Board after public hearing.

The property is currently zoned B-1 – Highway Business District (Miami County). An interim zoning classification of HB – Highway Business is recommended as the Tipp City Zoning District that most closely conforms to the zoning that existed prior to annexation.

Based upon a tentative timeline for this annexation, staff anticipates that Planning Board will set a public hearing for permanent rezoning of this property at their June 14, 2022 meeting, with the public hearing on July 12, 2022.

Recommendation

Staff recommends Planning Board set an interim zoning of HB – Highway Business District

Set Interim
Zoning – David
Arbogast dba
Auto Real
Estate #3 –
3452 S CR 25A
– Code Section
154.04(C)(1)

**Preliminary
Plan – Austin
Schile for
Arbor Homes
– Preliminary
Plan for
Summit
Landing –
Code Sections
155.03(D) &
Table 154.04-7**

for 3452 S. CR 25A.

Ms. DeSantis asked about the zoning for the rest of the property, and Mr. Carville indicated it was already zoned HB.

Ms. DeSantis asked for questions of Mr. Carville, there were none.

Ms. Alberson moved to recommended Planning Board set an interim zoning of HB-Highway Business District for 3452 S CR 25A, seconded by Ms. DeSantis. Motion passed 3-0.

The applicant requests Planning Board approval of a Preliminary Plat for a proposed new subdivision(Summit Landing). The subdivision will be located at 3401 S. Peters Rd. The site is ± 81.2 acres in area. Staff notes that the property is zoned R-1B – Neighborhood Residential.

Special Use

On November 9, 2021, Planning Board granted a Special Use Permit for “Narrow Lot Development” for this proposed subdivision. The granting of the Special Use permit allows for the individual lots to have a minimum lot width of 80’ along with 7’ minimum side yard setbacks.

Preliminary Plat

The applicant has proposed the creation of a ± 81.2 acres residential subdivision located at 3401 S. Peters Rd. to be known as *Summit Landing*. The proposed property and subdivision is zoned R-1B –Neighborhood Residential.

The subdivision will create a total of 179 Inlots, 172 of which will be residential lots, and remaining 7 will be dedicated to green/open space, maintained by the HOA.

The subdivision will have three access points: an easterly connection from Peters Rd. and two northerly connections from Chevington Chase and Cassandra Drive.

Based upon Narrow Lot Development Standards for the R-1B Zoning District are as follows:

Minimum Lot Area:	12,000 square feet
Minimum Lot Width:	80 feet
Front Yard Setback:	35 feet
Rear Yard Setback:	40 feet
Side yard Setback:	7 feet

Staff notes that the proposed Preliminary Plat meets all of the above minimum requirements.

Staff notes that all additional minimum zoning requirements have been met.

Recommendation

Staff recommends Planning Board approval of the Preliminary Plat as presented.

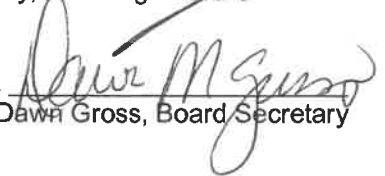
Ms. DeSantis asked if the applicant would like to speak.

Introduction of Sean Downey; 9225 Harrison Park Court, Indiana – Senior Director of Engineering with Arbor Homes.

	Ms. DeSantis asked for citizen comments or questions.
	Tom Doyle (1945 Cider Mill Road) asked about the utility infrastructure, if it is already installed and how it is paid for. Mr. Carville responded that they do not exist but would be provided and maintained by the City and the Developer would be financially responsible.
	Ms. Alberson added that when this was first introduced, any children would be going to Troy School District.
	Ms. Alberson moved to recommend Planning Board approval of the Preliminary Plat as presented , seconded by Ms. DeSantis. Motion passed 3-0.
<u>Old Business</u>	There was no old business
<u>Miscellaneous</u> City Council Reports	
February 7, 2022	Ms. Davis reported, there was nothing pertaining to Planning Board.
February 22, 2022	Ms. DeSantis reported, there was nothing pertaining to Planning Board.
March 7, 2022	Ms. Alberson reported, there were 2 development items, 1. A motion to allow use of the north-south Alley that is by Monroe Federal for outdoor dining, and 2. A discussion of the parking lot development that is adjacent to the Tipp Roller Mill.
Upcoming City Council Meetings –	
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	There were no comments.
Adjournment	Ms. Alberson moved the meeting be adjourned . Ms. DeSantis seconded the motion. Ms. DeSantis declared the meeting adjourned at 8:20 pm.



Andrew Thornbury, Planning Board Chairman

Attest 
Dawn Gross, Board Secretary