

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO July 14, 2020

Meeting	<p>Due to the COVID-19 outbreak and Ohio's stay-at-home order. The Planning Board held its July 14, 2020 meeting using Zoom a remote meeting platform, Andrew Thornbury, Jamie DeSantis, Jeff Sebor and Ryan Liddy all dialed in using the Zoom meeting system.</p> <p>City Staff in attendance included City Planner/Zoning Administrator Colin Carville and Board Secretary Dawn Gross.</p> <p>Other participants who dialed into this meeting include: Nancy Bowman.</p> <p>Chairman Thornbury called this meeting of the Tipp City Planning Board to order at 7:35 p.m.</p>
Excuse absent Board Member Alberson	<p>Mr. Thornbury moved to excuse the absence of Ms. Alberson. Mr. Sebor seconded the motion. Motion passed 4-0.</p>
Approval of Minutes – May 12, 2020	<p>Mr. Sebor moved to approve the minutes of the May 12, 2020 meeting. Ms. DeSantis seconded the motion. Motion passed 4-0.</p>
Items Not on the Agenda	<p>There were no comments on items not on the agenda.</p>
Administration of Oath	<p>Ms. Gross swore in citizens and Mr. Carville as they spoke.</p>
<u>New Business</u> Public Hearing 1282 W Main Street – Preliminary Zoning Map Amendment (rezoning)	<p>Mr. Thornbury moved to open the Public Hearing. Ms. DeSantis seconded the motion. Motion passed 4-0.</p> <p>Mr. Carville presented the following staff report to the Planning Board:</p> <p>The City of Tipp City (applicant) seeks approval of a subdivision/replat & dedication of right-of-way for the property located at 1282 W. Main Street. Accordingly, on July 1, 2020 the Tipp City Zoning Administrator set a Public Hearing for this evening to review this request. This Public Hearing was set administratively with public notice published pursuant to law.</p> <p><u>General</u></p> <p>The applicant (the City of Tipp City) requests review and approval of the subdivision/replat of 1282 W. Main Street (IL 2624). The proposed subdivision/replat includes the dedication of ± 1.397 acres of right-of-way (extension of S. Kinna Drive) and the creation of a new 6.630 acre Inlot, which is comprised of the remainder of Inlot 2624 less the area of the dedicated right-of-way. The subdivision would allow for the construction of an extension of Kinna Drive northerly from its current terminus in the Northgate Commerce Center to West Main Street. This roadway construction was included in the 2020 Capital Improvement Plan, approved by City Council on November 4, 2019 (Res. 33-19).</p> <p>Per Code §155.03(D)(2), since the replat dedicates public right-of-way, it must be reviewed</p>

as a Major Subdivision rather than a replat (which can be reviewed administratively). All Major Subdivisions require that Planning Board review both a Preliminary Plat and a Final Plat at a Public Meeting. Due to the nature of this small proposed subdivision (no phases), the Zoning Administrator made the determination that both the Preliminary Plat and a Final Plat could both be reviewed at this same Planning Board meeting.

Preliminary Plat

The City of Tipp City proposes the creation of a ± 8.027 acre commercial replat/subdivision of the lot located at 1282 W. Main Street (newly created SE corner of W. Main Street and S. Kinna Drive). The proposed replat/subdivision will create a ± 1.397 acre ROW extension of S. Kinna Drive along with a new 6.630 acre Inlot (remainder of Inlot 2624 minus ROW). The proposed property and subdivision is zoned HB – Highway Business.

Based upon Code §154.04(H)(4) the Development Standards for the HB – Highway Business Zoning District are as follows:

Area & Width

Minimum Lot Area: 20,000 square feet
 Minimum Lot Width: 150 feet

Setbacks - no structures proposed at this time

Front Yard Setback: 50 feet
 Rear Yard Setback: None
 Side yard Setback: None

Staff notes that the proposed Preliminary Plat meets all of the above requirements with a lot area of > 288,000 square feet and lot width of > 200 feet (W. Main St.) & > 700 feet (S. Kinna Dr.). There are no structures proposed at this time.

Final Plat

AREA SUMMARY

Usage	Acreage
Undeveloped Land	6.630 acres
Dedicated Street ROW	1.397 acres
TOTAL	8.027 acres

Utilities

The replat/subdivision will extend utilities along Kinna Drive between W. Main Street and its current terminus in the Northgate Commerce Center. A 12" water line will be installed connecting and looping the existing water system. A 15" sanitary line will also be installed. This sanitary line is oversized to provide an alternate route for sanitary requirements at the corner of Main and CR25A. Storm sewer (12" – 18" varies) will also be installed along Kinna Drive.

Easements

The plat will provide the following new easements:

- 10' on the front (west & north)
- 10' on the rear (south)
- 5' on all other property lines

The plat has the following existing easements:

- A 12' sanitary sewer easement running approximately north/south near the southeast quadrant of the plat

- A ± 60' x 100' highway and utility easement near the southwest corner of the plat

Maintenance of Infrastructure

The Kinna Drive expansion will add the following public improvements to the City of Tipp City, and will be the City's responsibility to maintain in perpetuity:

- ± 0.29 lane miles (33.5' wide) of pavement (37' B/C to B/C)
- ± 790 lineal feet of sanitary sewer mains
- ± 775 lineal feet of water mains
- ± 765 lineal feet of storm sewer mains

It should be noted that with the passage of the 10-year LIT Levy, the City's repaving schedule has been reduced to an estimated 18-19 years (assumes that the levy will be renewed in 2021). The estimated life of water, sewer, and storm lines is at least 30-50 years, and is usually much longer.

Mr. Thornbury asked for questions for Mr. Carville.

Mr. Thornbury asked, "Has there had been any businesses or residents in the area that have made any comments on this matter?"

Mr. Carville responded, "No, sir."

Mr. Sebor moved to close the Public Hearing. Ms. DeSantis seconded the motion. **Motion passed 4-0.**

Mr. Thornbury asked for Board Member discussion.

Mr. Thornbury added, "From my standpoint this seems pretty straight forward. This has been something that has been talked about for quite a while. I am glad to see it going forward."

Mr. Sebor commented, "I concur."

Motion #1 – Mr. Liddy moved to give a positive recommendation to City Council for the Preliminary Plat as presented, seconded by Ms. DeSantis. Motion passed 4-0.

Motion #2 – Mr. Sebor moved to give a positive recommendation to City Council for the Final Plat as presented, seconded by Mr. Liddy. Motion passed 4-0.

Old Business

There was no old business to discuss.

Miscellaneous

City Council Reports

May 18, 2020

Mr. Thornbury reported, there was nothing pertaining to Planning Board to be reported.

June 1, 2020

Ms. DeSantis reported, there was nothing pertaining to Planning Board to be reported.

June 15, 2020

Mr. Sebor reported, the 2nd reading of Ord 11-20 to change the zoning of 6200 S CR 25A to Multi-family residential from Office Service and a Resolution to extend the required completion date for public improvement for Phase II of Cedar Grove, the extension is until July 16, 2021.

Upcoming City
Council
Meetings

July 20, 2020 Mr. Liddy will attend the July 20, 2020 meeting.

August 3, 2020 Ms. Alberson will attend the August 3, 2020 meeting.

August 17,
2020 Mr. Thornbury will attend the August 17, 2020 meeting.

Board Member
Comments

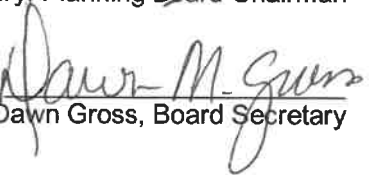
Mr. Liddy asked, "Is City Council now meeting in person?" Mr. Carville answered, "They were previously for the past couple of meetings, and however with the extension of the 10 person rule, they will be meeting over the phone indefinitely for the near future." Ms. Gross added, "From our understanding not all Council Members have been attending, some have been calling in."

Mr. Thornbury commented, "I would like to make one comment as well in case anyone is a procrastinator, tomorrow is tax day for Federal, State and City, make sure to get your taxes done."

Adjournment

Ms. DeSantis **moved for the meeting to be adjourned**. Mr. Sebor seconded the motion. Mr. Thornbury declared the meeting adjourned at 7:49 pm.


Andrew Thornbury, Planning Board Chairman

Attest: 
Dawn Gross, Board Secretary