

**PLANNING BOARD MEETING**

TIPP CITY, MIAMI COUNTY, OHIO August 9, 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, Jeff Sebor, and Vivian Davis.  Others in attendance: Jason Shelton, Mark Zilli, Reporter, Nancy Bowman, City Planner/Zoning Administrator Colin Carville, and Board Secretary Dawn Gross.
Excuse absent Board Member Alberson	Mr. Thornbury <b>moved to excuse the absence of Ms. Alberson.</b> Ms. Davis seconded the motion. <b>Motion passed 4-0.</b>
Approval of Minutes – July 12, 2022	Ms. DeSantis <b>moved to approve the Minutes of the July 12, 2022 meeting.</b> Mr. Sebor seconded the motion. <b>Motion passed 4-0.</b>
Items Not on the Agenda	There were none.
<u>New Business</u> Site Plan Approval – Hixson Inc. – 1 Abbott Parkway – Code 154.04(H)(4)	Mr. Carville presented the following Staff Report to the Planning Board:  On July 19, 2022, Hixson Inc. submitted a site plan to the City of Tipp City for a \$159 million proposed addition to their existing Liquid Nutrition Manufacturing Facility located at 1 Abbott Parkway. The roughly ± 163,000 square foot expansion would attach to the already existing 195,000 square foot facility. Accordingly, the applicant seeks Planning Board site plan approval for this addition.  Per Code 154.04(H)(4), the site development regulations are as follows:  (C) Site development regulations. (1) Lot requirements. (a) Minimum lot area: none The area of the proposed lot contains ± 60 acres (b) Minimum lot frontage: 100' The proposed frontage is ± 1,857' (Abbott Parkway) The proposed frontage is ± 1,308' (South CR 25A) (2) Yard requirements. (a) Minimum front yard setback: 50' The south front yard setback is ± 384' The east front yard setback is 291' (b) Minimum rear yard setback: 50' The proposed rear yard setback is ± 288' (c) Minimum side yard setback: 50' The west side yard setback is ± 394' (3) Structural requirements. The maximum building height is 85' The height of the proposed structure is 44.5'

Parking

The standard parking requirements for the proposed use are delineated in Code Table §154.10-2 Off-Street Parking Standards for Selected Industrial Uses, which states:

*1.0 space per 2,000 square feet*

The facility including the 163,000 square foot addition will total 358,000 square feet. Therefore, the facility will require 179 parking spaces (358,000/2,000=179 parking spaces.) In the proposed plans, Abbott’s site will have 270 parking spaces (242 existing + 28 new), which will include ten handicapped spaces in accordance with Federal ADA law.

Tipp City Code Table §154.10-3 requires parking spaces at 90° be a minimum of 9.5' x 18'. The proposed plans show Abbott has provided spaces of 9.5' x 20'.

Loading

Code does not require a specific number of loading spaces. Abbott will add eight additional staging spaces. Abbott fulfills all of Code §154.10(C)(7)(b) pertaining to the design standards of the spaces.

Ingress & Egress

According to Code §154.10(G)(2)(a), a Traffic Impact Analysis (TIA) is required if a proposed development will generate in excess of 250 new trips per acre per day. Per the Jobs Ohio application, Abbott will be adding 123 employees over a five-year period. The 123 additional employees will be distributed across multiple shifts that work different days of the week.

The vehicular traffic for the Abbott site will be as follows:

Shift	Current Vehicle Count	Additional Vehicle Count	Total Vehicle Count
7:30am – 4:30pm	91	38	129
6:30am – 7:00pm	38	20	58
6:30pm – 7:00am	40	18	58

The highest hour of traffic will be between 6:30am and 7:30am, where there will be a total of 187 vehicles entering the Abbott facility. The majority (129) will be entering between 7:00 – 7:30.

LEED Certification

The applicant is seeking LEED (Leadership in Energy and Environmental Design) Certification for the proposed construction through the USGBC (United States Green Building Council). LEED provides independent, third-party verification that a building, home or community was designed and built using strategies aimed at achieving high performance in key areas of human and environmental health: sustainable site development, water-savings, energy efficiency, materials selection and indoor environmental quality.

Landscaping

The applicant has provided a landscaping plan (attachment “G”) that provides additional landscaping to what is already pre-existing. Abbott will be planting 24 additional trees. The proposed site landscaping provides the vegetation as follows:

Name	Planting Size
<b>Trees</b>	
Skyline Honey locust	2.5" caliper
Bur Oak	2.5" caliper
Ivory Silk Tree Lilac	2.5" caliper
Norway Spruce	6' height
<b>Shrubs</b>	
Gro-Low Fragrant Sumac	24" height

**Lot Lighting**

The applicant has provided a photometric diagram (Attachment "H") which indicates that the lot will be provided with an average of .66 foot-candles (lumens) across the development in accordance with Code §154.07(B)(2)(c). The addition will include building mounted fixtures for general site security as well as 18 new 40' light poles for parking lot and roadway areas. All lighting will be LED and controlled to meet energy code and LEED requirements.

Staff notes that the level of illumination shall be low to present a soft and subdued appearance to the property. The beam spread of the light fixtures shall be designed so that the effect on adjacent properties shall be minimal. The beam spread of the light fixtures shall also be designed so as not to appear as glare from the public right-of-way.

**Storm Water**

The Abbott Manufacturing Facility will provide on-site storm water detention for the site, which shall allow storm water to exit the site by using two bio-retention ponds, and a combination of 3 detention basins along the southern half of the site. A west swale is being modified to act as a 4<sup>th</sup> dry pond.

Due to LEED and other considerations the current storm water ponds are reducing the runoff flow from the 100-year, 24-hour event down to below the 1-year, 24-hour storm and pre-development state. The proposed design will maintain this 100 year down to 1-year reduction in storm water flow. This greatly exceeds the requirement of matching the pre and post development 1 year storm runoffs. Contracted City Engineer, Mike Murray, is still finalizing and verifying the calculations.

**Construction Entrance**

The construction entrance is located on CR 25A (at an existing concrete approach). The entrance will be paved and gated to control access.

**Signage**

No additional signage is requested for approval with the proposed site plan. Any proposed signage will require separate administrative approval prior to the placement of such signage.

**Recommendation:**

Staff recommends approval of the site plan pending final coordination and approval of storm water design and traffic calculations by our contracted engineer Mike Murray. Any changes in design deemed to be a "major change" would require Planning Board approval.

Mr. Thornbury asked for questions of Mr. Carville.

Ms. Davis asked when the traffic study would be completed.

Mr. Carville hoped it would be completed within the month.

Mr. Thornbury asked if the applicant had anything further to add, they did not.

Mr. Sebor appreciated and thanked the applicant for such a thorough application,

Mr. Sebor asked if it was customer choice for the additional parking since it currently has adequate parking. Mr. Carville said in previous developments people have been going above and beyond. The code has been changed within the last decade to reduce the number of spaces needed.

**Mr. Sebor moved to approve the site plan pending final coordination and approval of storm water design and traffic calculations by the City's contracted engineer. Any changes in design deemed to be a "major change" would require Planning Board approval, seconded by Ms. DeSantis. Motion passed 4-0.**

Old Business

There was none.

Miscellaneous  
City Council  
Reports

July 18, 2022

Mr. Sebor reported, the proposed annexation of the Arbogast property was set for an August 15<sup>th</sup>, 2022 Public Hearing.

August 1, 2022

Mr. Thornbury reported, a first ordinance reading for the Dave Arbogast lot.

Upcoming City  
Council  
Meetings –

August 15,  
2022

Ms. Alberson will report on the August 15, 2022 City Council Meeting.

September 19,  
2022

Ms. Davis will report on the September 19, 2022 City Council Meeting.

September 26,  
2022

Ms. Alberson will report on the September 26, 2022 City Council Meeting.

October 3,  
2022

Mr. Sebor will report on the October 3, 2022 City Council Meeting.

October 17,  
2022

Mr. Thornbury will report on the October 17, 2022 City Council Meeting.

October 24,  
2022

Ms. Davis will report on the October 24, 2022 City Council Meeting.

November 7,  
2022

Ms. DeSantis will report on the November 7, 2022 City Council Meeting.


November 21,  
2022

Mr. Sebor will report on the November 21, 2022 City Council Meeting.

December 5,

Ms. Alberson will report on the December 5, 2022 City Council Meeting.

2022  
December 19, 2022 Mr. Thornbury will report on the December 19, 2022 City Council Meeting.  
January 3, 2023 Ms. DeSantis will report on the January 3, 2023 City Council Meeting.  
Board Member Comments There were no Board Member Comments.  
Adjournment Ms. DeSantis **moved the meeting be adjourned**. Mr. Sebor seconded the motion. Mr. Thornbury declared the meeting adjourned at 7:45 pm.

  
~~Andrew Thornbury~~, Planning Board Chairman  
**Jamie DeSantis, Acting**  
Attest   
Dawn Gross, Board Secretary