

**PLANNING BOARD MEETING**

TIPP CITY, MIAMI COUNTY, OHIO September 8, 2020

Meeting Due to the COVID-19 outbreak and Ohio's stay-at-home order. The Planning Board held its September 8, 2020 meeting using Zoom a remote meeting platform. Board Members, Andrew Thornbury, Jamie DeSantis, Vonda Alberson, Jeff Sebor and Ryan Liddy attended in person adhering to all social distancing guidelines.

City Staff in attendance included City Manager Timothy J. Eggleston, City Planner/Zoning Administrator Colin Carville and Board Secretary Dawn Gross.

Other participants who dialed into this meeting include: Finance Director, John Green and Nancy Bowman.

Chairman Thornbury called this meeting of the Tipp City Planning Board to order at 7:30 p.m.

Approval of Minutes – July 14, 2020

Mr. Sebor **moved to approve the minutes of the July 14, 2020 meeting.** Ms. DeSantis seconded the motion. **Motion passed 5-0.**

Items Not on the Agenda

There were no comments on items not on the agenda.

Administration of Oath

Ms. Gross swore in citizens and Mr. Carville as they spoke.

AFTER A BRIEF STINT WITH TECHNICAL DIFFICULTIES, THE MEETING WAS ABLE TO MOVE FORWARD.

New Business  
Public Hearing  
425 W Kerr Road – Zoning Map Amendment (rezoning)

Ms. DeSantis moved to open the Public Hearing. Mr. Sebor seconded the motion. **Motion passed 5-0.**

Mr. Carville presented the following staff report to the Planning Board:

The applicant seeks a Zoning Map amendment for the property located at 425 W Kerr Rd. Accordingly, on August 17, 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.

The applicant requests that the Planning Board would forward a positive recommendation to City Council regarding a zoning map amendment (rezoning) for the property located at 425 W. Kerr Road whereby the zoning would be changed from OS – Office Service District to LI – Light Industrial as follows:

<u>Inlot</u>	<u>Area</u>	<u>Present Zoning</u>	<u>Proposed Zoning</u>
IL 2349	± 5 Acres	OS – Office Service	LI – Light Industrial

Comprehensive Plan

The Future Land Use Map (Map 2) of the Comprehensive Plan designates 425 W. Kerr Rd. as "Industrial Node". Regarding the "Industrial Node" designation, the Comprehensive Plan states:

*Industrial areas and industrial parks will provide employment-oriented land use types in Tipp City with a focus on non-retail oriented jobs. These developments should focus on light industrial uses, including clean manufacturing centers, technology/data centers, distribution centers, supporting offices, research facilities, and other similar uses. Buffering and good site design will be necessary to accommodate heavier truck traffic and minimization of impacts on any adjacent neighborhoods.*

Current Use

The property at 425 W Kerr Rd. is currently occupied by Power Solutions Group, which provides electrical engineering service, switchgear, ArcFlash analysis, large transformer repair and other professional services.

Additional Notes

- Business and Industrial sales/service establishments are listed in Code 154.04-4 as Permitted with Standards in LI – Light Industrial Zoning Districts, and are not permitted in the OS – Office Service Zoning District.
- In 2009, the property was rezoned from R-1 Residential to OS – Office Service in anticipation of the construction of the Power Solutions Business. OS was not the correct zoning district for this type of business.
- This rezoning is at the request of the city, in cooperation with the owner.

Adjacent Zoning

Use

North – LI – Light Industrial  
Vacant

South – R-1AAA – One Family Residential (Monroe Township)      Single Family  
Home

East – LI – Light Industrial

Vacant

West – LI – Light Industrial

New Meijer Distribution  
Facility

Review Criteria - § 154.03(C)(5)

Recommendations and decisions on zoning text or map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

(a) The proposed amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purposes of this code;

(b) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;

(c) The proposed amendment will promote the public health, safety, and general welfare;

(d) The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district;

(e) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated; and/or

(f) The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

Recommendation

The Future Land Use Map of the Comprehensive Plan describes this parcel as “Industrial Node”. The intended use of this property coincides with the standards and expectations of the “Industrial Node”. Couple this with the fact that the current business is not zoned properly as well as all surrounding property within city limits is zoned LI – Light Industrial. It is the opinion of staff that Planning Board should offer a positive recommendation to City Council to rezone 425 W. Kerr Rd. from OS – Office Service to LI – Light Industrial.

Mr. Thornbury asked for questions of Staff.

Mr. Liddy asked, "Why was it originally zoned to office in the first place? It seems like an error in 2009, and now 11 years later it is being corrected?"

Mr. Carville answered, "We weren't really sure of the development around that area at the time, now we are just trying to correct our wrongs from the past. Just trying to make sure that it all flows together as far as zoning concerns in that area."

Mr. Thornbury asked, "Since there is a current business on that parcel if that business was to vacate would the entire parcel still be grandfathered in as far as not requiring any buffering or traffic studies to utilize Kerr Road?"

Mr. Carville answered, "That would be correct."

Mr. Thornbury asked if there were any further questions, there were none.

Mr. Thornbury asked if there were any citizens on the call that would like to be heard on this matter, there were none.

Ms. Alberson moved to close the Public Hearing. Mr. Sebor seconded the motion. **Motion passed 5-0.**

Mr. Thornbury asked for discussion amongst the Board.

Ms. DeSantis added, "In my opinion, it is just cleaning up the map, it makes perfect sense."

Mr. Thornbury was in agreeance, especial with the surrounding businesses.

Mr. Thornbury asked Mr. Carville if there were any citizens or businesses that had made comments, there were none.

Ms. DeSantis moved to make a positive recommendation to City Council to rezone from OS – Office Service to LI – Light Industrial, seconded by Mr. Thornbury. **Motion passed 5-0.**

Old Business

There was no old business to discuss.

Miscellaneous

5-year Capital  
Improvement  
Plan  
Presentation

Timothy J. Eggleston, City Manager, presented the 5-year Capital Improvement Plan to the Board.

City Council  
Reports

July 20, 2020

Mr. Liddy reported, the first reading of Ordinance to approve the subdivision and replat of Inlot 2624.

August 3, 2020

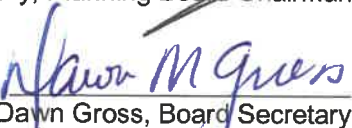
Ms. Alberson reported, there was nothing pertaining to Planning Board to be reported.

August 17,  
2020

Mr. Thornbury reported, City Council approved entering into an Agreement for the Abbott Parkway and Kinna Drive Extensions. They also established the Designated Outdoor

	Refreshment Area (DORA) for downtown.
Upcoming City Council Meetings	
September 21, 2020	Mr. Sebor will attend the September 21, 2020 meeting.
October 5, 2020	Ms. DeSantis will attend the October 5, 2020 meeting.
October 19, 2020	Mr. Liddy will attend the October 19, 2020 meeting.
November 2, 2020	Ms. Alberson will attend the November 2, 2020 meeting.
November 16, 2020	Mr. Thornbury will attend the November 16, 2020 meeting.
Board Member Comments	There were none.
Adjournment	Ms. DeSantis <b>moved for the meeting to be adjourned</b> . Mr. Sebor seconded the motion. Mr. Thornbury declared the meeting adjourned at 8:00 pm.

  
 Andrew Thornbury, Planning Board Chairman

Attest:   
 Dawn Gross, Board Secretary