

PLANNING COMMISSION
Regular Meeting
Council Chambers
100 W. Spring Valley Road
Tuesday, October 29, 2019

At 7:05 p.m., Mr. Clark called the meeting to order and led the Pledge of Allegiance, followed by a moment of silence to honor Council Member John Beals.

ATTENDANCE

Members Present: Paul Clark, Kevin Von Handorf, Robert Muzechuk, Bill Etson, Jim Durham, Amy Koronyi-Both, and Don Stewart.

Also present were City Planner Mark Yandrick, Municipal Attorney Scott Liberman, Development Director Michael Norton-Smith, City Engineer Jim Brinegar, Intern Gabe Rhoades, Staff Engineer Taylor Schindler, Council Member John Palcher, and Clerk of Council Teri Davis.

Mr. Clark read a statement for all present noting protocol for conduct of business during the meeting.

APPROVAL OF MINUTES

No additions or corrections were submitted for the minutes of the Planning Commission meeting of September 24, 2019.

MOTION: Mr. Stewart made a motion for approval of the minutes of the Planning Commission meeting of September 24, 2019. Mr. Von Handorf seconded the motion. The motion passed 5-0, with Mr. Durham and Mrs. Korenyi-Both abstaining.

PUBLIC HEARINGS

Application P-2019-0031: Variance, 7300 Far Hills, Bangs Salon

MOTION: Mr. Durham made a motion remove the item from the table. Mr. Etson seconded the motion. The motion passed 7-0.

Mr. Yandrick explained that the applicant is still working out agreements with neighboring businesses and has requested the item be tabled again.

The Commission discussed the tabling procedures with regard to noticing of Public Hearings.

MOTION: Mr. Durham made a motion table case P-2019-0031 without opening the Public Hearing. Mrs. Korenyi-Both seconded the motion. The motion passed 7-0.

OLD BUSINESS - none

NEW BUSINESS**Application P-2019-0032: Major Site Plan, Cornerstone Park**

Mr. Yandrick and Mr. Robert Hall presented the staff report with a presentation of the site overview, park plaza design and amenities, trail lighting, and standards of approval. Mr. Yandrick noted a tenth condition had been added since the Staff Report was published on Friday.

Mr. Yandrick advised Staff recommends approval of the major site plan with the following ten (10) conditions:

1. All retaining walls should be stone or stone faced, per Cornerstone Phase IV Final Development Plan Approval.
2. Grading between adjacent sites needs to be blended to create smooth maintainable transition.
3. Applicant shall address all engineering comments for Construction Documents review for Zoning approval. This includes proper drainage for the active area of the park to the satisfaction of the City Engineer.
4. The lower tier planting beds shall be accompanied by permanent seating separated from the flower bed.
5. The applicant shall work with staff on appropriate lighting plan for entire site to the satisfaction of City Staff before zoning approval.
6. The applicant shall work with staff on appropriate pier over pond for site to the satisfaction of City Engineer before zoning approval.
7. Trees to be preserved within the conservation areas shall be protected as described in two documents by the International Society of Arboriculture titled "Tree Care Information: Avoiding Damage During Construction" and "Tree Care Information: Treatment of Trees Damaged By Construction.
8. The applicant shall work with the City Staff to remove the existing springhouse in eastern area of the park, if permissible from the Clean Ohio Grant Fund. If not possible, the applicant shall be responsible for securing the structure.
9. Sufficient bike parking should be provided for the site to the satisfaction of the City Planner.
10. All Bike Paths shall be 8' in width, including in the tree preservation area. The applicant can work with City Staff if there's any exceptions needed in this.

Commissioners discussed highway noise mitigation, trail directional options, and use of grant funds.

Mr. Hall stated he appreciates the Staff recommendation and takes no exception to the recommended conditions.

MOTION: Mr. Durham made a motion to approve the record plan with the ten conditions recommended by Staff. Mr. Stewart seconded the motion. The motion passed 7-0.

COMMUNICATIONS

Mr. Yandrick provided the following communications:

- Noted the passing of Council Member John Beals.
- Advised that a new Assistant Clerk of Council had been selected. Donna Fiori will start on November 11, 2019.
- Advised that a new Assistant Planner had been selected. Joey O'Brien will start on November 13, 2019.
- Miami Valley Planning and Zoning Work Shop on December 6. Please indicate your interest in attending.
- Will set the 2020 meeting calendar at the November 19 meeting.
- Randall Residence is in process of getting final inspections.
- Mr. Yandrick will be on vacation from October 30-November 13, 2019.

Mr. Etson inquired about the status of Gateway Lofts. The project is moving forward, but no timeline is available.

Mr. Durham inquired if any residents had moved in to the Allure yet. Yes, and there is a replat anticipated at the November 19, 2019 meeting.

ADJOURNMENT

Due to the volume of cases being heard at the November 19, 2019 meeting, the meeting start time will be 6:00 p.m. Seeing no further business, Mr. Clark adjourned the meeting at 7:49 p.m.



Paul Clark, Chair