

PLANNING COMMISSION  
Regular Meeting  
Council Chambers  
100 W. Spring Valley Road  
Tuesday, December 17, 2019

At 7:00 p.m., Mr. Clark called the meeting to order and led the Pledge of Allegiance.

ATTENDANCE

Members Present: Paul Clark, Amy Korenyi-Both, James Durham, Kevin Von Handorf, Robert Muzechuk, and Don Stewart.

Also present were Wenco Construction Representative Bryan Magoteaux, City Planner Mark Yandrick, Assistant City Planner Joey O'Brien, Municipal Attorney Scott Liberman, Economic Development Director Michael Norton-Smith, Staff Engineer Taylor Schindler, and Assistant Clerk of Council Donna Fiori.

Members Absent: Bill Etson

EXCUSE ABSENT MEMBERS

MOTION: Ms. Korenyi-Both made a motion to excuse the absence of Mr. Etson, who notified staff in advance of his absence. Mr. Muzechuk seconded the motion. The motion passed 6-0.

APPROVAL OF MINUTES

No additions or corrections were submitted for the minutes of the Planning Commission meeting of November 19, 2019.

MOTION: Mr. Muzechuk made a motion for approval of the minutes of the Planning Commission meeting of November 19, 2019. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

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

PUBLIC HEARINGS

Mr. Yandrick related that there were no public hearings.

OLD BUSINESS

Mr. Yandrick related that there was no old business to discuss.

NEW BUSINESS

**Application P-2019-0038: Major Site Plan for 6500 Clio Rd, Vectren Energy Delivery**

Mr. Yandrick reviewed the staff report. The applicant, Wenco Construction, proposes to construct an access driveway (150 foot by 30 foot) with a gate at 6500 Clio Rd. to access Bigger Rd., for Vectren Energy Delivery of Ohio.

Mr. Yandrick presented a PowerPoint including site plan maps depicting the location of the proposed gate and driveway along Bigger Rd. across the street from a recently built drive and only having a right-in and right-out from southbound Bigger Road due to an existing median strip. The driveway is proposed to connect to an existing parking lot.

Mr. Durham inquired about the relevance of the drive access being located across the street from an existing driveway considering there is a raised median between the two.

Mr. Yandrick noted it is represented as a frame of reference for the distance from the intersection.

Commissioners discussed the possible relevance if the road were to change in the future.

Mr. Yandrick related that the application meets the Unified Development Ordinance and minimally impacts neighboring properties and utilities. Mr. Yandrick advised Staff recommends approval with two conditions:

1. The applicant shall address all City Engineering comments for the Construction Document submittal.
2. The applicant shall coordinate with all utilities, including Montgomery County Environmental Services and Dayton Power & Light, for the Construction Document approval.

Mr. Durham requested a clearer statement on the need for the additional access to the property.

Mr. Yandrick explained it would provide an easier and safer means for work vehicles to access the traffic light in the intersection at Bigger and Clio. This would avoid crossing multiple lanes of traffic when exiting the property to travel east on Clio Rd.

Ms. Korenyi-Both asserted it may cause confusion to those entering the property.

Mr. Bryan Magoteaux, of Wenco Construction addressed commission detailing the difficulty trucks have turning east on Clio. He also discussed the access drive being connected to the fenced in parking area behind the building for utility truck usage only with a swipe card system to access the gate.

Commission inquired what would happen with the median and fence that exists between the employee parking and the rear parking area of the building in order to connect the new drive to the rear parking area.

Mr. Magoteaux stated there would be a gravel passageway through the median and the fence would be moved.

Mr. Durham inquired if this would be permitted considering hard surface asphalt is a requirement as well as chain link fence restrictions.

Mr. Yandrick concurred with Mr. Durham that hard surface asphalt would be required and chain link fencing would not be permitted in a front yard under the UDO, without a variance being granted. Mr. Yandrick stated the current site plans do not show what was being proposed by Mr. Magoteaux during this meeting.

Mr. Durham noted understanding the issue with utility truck access, but stated the proposal is incomplete in regard to fences being moved and parking lots being tied together. If the applicant was willing to provide a complete proposal Mr. Durham would move to table.

Mr. Von Handorf and Ms. Korenyi-Both agreed with Mr. Durham's statement. Mr. Muzechuk inquired if the power lines along Bigger Rd. would be affected. Mr. Yandrick stated DP & L made no comments on above ground utilities but it will be taken into consideration during zoning.

Mr. Durham asked Mr. Liberman if the applicant's approval was required to table the item. Mr. Liberman stated applicant approval would be helpful but is not required to table the item and there is no requirement for action within a certain time period.

MOTION: Mr. Durham made a motion to table the item. Ms. Korenyi-Both seconded the motion. The motion passed 6-0.

#### COMMUNICATIONS

Mr. Yandrick provided the following communications:

- Bangs withdrew variance request. The applicant reached a long term agreement with Incarnation Church.
- Staff is working with Centerville Place project applicant. Pending cases to be discussed at City Council Workshop on January 6, 2020 and presented for approval at City Council meeting on January 27, 2020.
- Introduced Joey O'Brien, Assistant City Planner.
- Final document preparations are in process for the closing on Cornerstone Park.
- Woodland Greens Final Development Plan has long expired and may be coming to Planning Commission in 2020.

#### ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 7:25 p.m.

  
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Paul Clark, Chair