

PLANNING COMMISSION  
Regular Meeting  
Council Chambers  
100 W. Spring Valley Road  
Tuesday, August 28, 2018

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

ATTENDANCE

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

Also present were Cornerstone Developers, Ltd. Representatives Robert Hall, III and Chris Conley, Cooper's Hawk Winery Representative Jennifer Kaufman, City Planner Andrew Rodney, Planner Mark Yandrick, Municipal Attorney Scott Liberman, Staff Engineer Alisha Burcham, and Secretary to the City Manager Holly Bricker.

Absent: James Durham and Bill Etson

EXCUSE ABSENT MEMBERS

MOITON: Ms. Korenyi-Both made a motion to excuse the absence of Mr. Durham and Mr. Etson, who notified staff in advance of their absence. Mr. Muzechuk seconded the motion. The motion passed 5-0.

APPROVAL OF MINUTES

Mr. Clark noted that a corrected copy of the minutes changing the date on the first page was provided to him in advance of the meeting. No other additions or corrections were suggested for the minutes of the Planning Commission meeting of July 31, 2018.

MOTION: Mr. Von Handorf made a motion for approval of the minutes of the Planning Commission meeting of July 31, 2018. Mr. Muzechuk seconded the motion. The motion passed 5-0.

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

PUBLIC HEARINGS

Mr. Rodney related that there were no public hearings.

OLD BUSINESS

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

## NEW BUSINESS

**Application P-2018-0018: Record Plan for Cornerstone North, Section Six**

Mr. Rodney reviewed the staff report for the Record Plan for Cornerstone North, Section Six, Application P-2018-0018, noting the applicant is Robert Hall, Cornerstone Developers, Ltd., 5220 Cornerstone North Boulevard. The zoning is B-PD, Business-Planned Development and there are two lots totaling +/- 6.30 acres.

The applicant proposes to split Lot 1 of Cornerstone, Section Six to facilitate the construction of a new restaurant on the proposed Lot 1A (2.078 acres). Lot 1B (4.225 acres) will be reserved for the existing parking lot and future commercial development. Multiple existing easements for underground utilities will be retained. Two small easements for directional signage will be added, as well as blanket cross-access and cross-parking easements over Lot 1B to fulfill the parking requirements for the restaurant on Lot 1A. Staff has no objections to the proposed record plan.

In response to Mr. Clark's question relative to shared parking for other establishments, Mr. Rodney related that it's a collective parking area similar to what was done for Shoppes I, II and III.

Mr. Clark invited Mr. Robert Hall to the podium for comment.

Representing Cornerstone Developers, Ltd., 3445 Newmark Drive, Miamisburg, Ohio, Mr. Hall thanked Mr. Rodney for his recommendation for approval.

Hearing no further questions, Mr. Clark closed public comment.

MOTION: Mr. Stewart made a motion to approve Application P-2018-0018, Record Plan for Cornerstone North, Section Six. Mr. Von Handorf seconded the motion. The motion passed 5-0.

**Application P-2018-0019: Major Site Plan for Cooper's Hawk Winery**

Mr. Rodney reviewed the staff report as well as photos for Application P-2018-0019: Major Site Plan for Cooper's Hawk Winery. The applicant, Cornerstone Developers, Ltd., proposes to construct a new 11,750 square foot restaurant building at 5220 Cornerstone North Boulevard for Cooper's Hawk Winery and Restaurant. As the plan includes the construction of a commercial building, a Major Site Plan review is required.

Mr. Rodney displayed an aerial photo of the site pointing out the various modifications that have been amended as part of the original Development Plan. Mr. Rodney reviewed parking, vehicle and pedestrian design and circulation, noting that staff does not object to the proposed parking, circulation and pedestrian way design. He also related that, overall, most of the Final Development Plan and Major Site Plan approval criteria can be met. The primary concern of staff is the architectural design of the proposed building. The architectural style and exterior materials palette generally lack consistency with the other existing buildings in the Village area. Mr. Rodney exhibited the current architecture of the buildings throughout Cornerstone as well as

photos of other Cooper's Hawk buildings in other parts of the country, noting their unique features and use of materials.

Mr. Rodney recommended approval with the condition the applicant shall enhance the proposed architectural design to more closely resemble the visual character and creative design exhibited by the existing buildings in the Village using common architectural elements, materials, themes and design to the satisfaction of the City Planner.

In response to Mr. Von Handorf's recollection relative to the Final Development Plan amendment and the condition with the buildings on the corner being eliminated and an additional architecture feature being added, Mr. Rodney related that City Council removed that as part of their decision-making process and that the applicant will enhance the entranceway with more landscaping, lighting, etc. City Council felt that was sufficient. Mr. Von Handorf pointed out that this building is highly visible from Wilmington Pike and recalled previous discussions relative to same.

In response to Ms. Korenyi-Both's question about safety of the valet parking attendants running back-and-forth from the external parking lot, Mr. Rodney related that the pathways are currently undeveloped but that this will be addressed in the future.

In response to Mr. Clark's question, Mr. Rodney asked the Planning Commission for some direction relative to what they may be looking for relative to the architecture of the building.

In response to Mr. Clark's question, Alisha Burcham related that traffic concerns with the three-way intersection have been addressed. They also addressed another issue that they did not identify earlier where patrons would be backing out of parking spaces opposite of the entryway.

In response to Mr. Muzechuk's question relative to pedestrian safety, Mr. Rodney related that staff is comfortable with the pedestrian connectivity.

Mr. Clark invited Mr. Robert Hall, the applicant, to the podium for comment.

Representing Cornerstone Developers, Ltd., 3445 Newmark Drive, Miamisburg, Ohio, Mr. Hall related that he and Jennifer Kaufman, Naperville, Illinois, representing Cooper's Hawk Winery & Restaurant would combine their presentations and provide thoughts and suggestions on the City Planner's comments.

Jennifer Kaufman, Director of Construction for Cooper's Hawk Winery & Restaurant, noted she has been with the firm for nine years beginning with the construction of their second restaurant. Ms. Kaufman provided a comprehensive overview of their company noting that they are a lifestyle brand unlike any other concept out there. Their company has set out to redefine the fast, casual dining experience and is focused on bringing an immersive experience to the customer. Cooper's Hawk appreciates every community they are affiliated with, and one of their core values is creating community and incorporating the community into the design of the restaurant. Ms. Kaufman further summarized that each restaurant does not fit into a specific corporate image, noting each of their restaurants have unique features but people know it's a Cooper's Hawk brand.

Mr. Hall reminded Planning Commission members that the building meets the basic requirements of the Unified Development Ordinance and that staff acknowledges that the chosen materials are consistent with the materials palette of Phase III and for Cornerstone as a whole. He related that Planning staff also contends the application sufficiently meets the standards of approval for a Major Site Plan. Mr. Hall reviewed the initial submittal and how Cooper's Hawk has revised their design trying to accommodate staff's comments. While Mr. Hall and Cooper's Hawk appreciate staff's comments, they respectfully request Planning Commission's approval excluding the proposed condition. In their opinion, approval should be based on the criteria established and the governing code, which this request meets the standards set forth in the Unified Development Ordinance and the Cornerstone development.

In response to Ms. Korenyi-Both's and Mr. Von Handorf's questions, Ms. Kaufman related that the community and fundamentals already established at Cornerstone drew them to this site, relating back to her earlier comments relative to their core values and lifestyle brand. Lighting was mistakenly left out of the plan, but Cooper's Hawk plans to add up lighting to all sides of the building, which will break up the long, expansive walls. They would also be open to incorporating a herringbone pattern in the brick, which is a more traditional style but which would keep with the sleeker, modern look Cooper's Hawk wants to exhibit.

Mr. Muzechuk commented that the herringbone pattern is a good start, but feels that the massive walls need to be broken up in some way through design. Ms. Kaufmann reiterated that Cooper's Hawk would provide up lighting and landscaping to sufficiently break up the walls and feels that the plan addresses the most public areas. Ms. Kaufman related that Cooper's Hawk is not willing to add copper penny awnings, windows, etc. but would be open to working with staff on the lighting and landscape additions.

Mr. Rodney added that staff is looking for a little give and take to add balance. There is no particular element that staff feels strongly about, but feels that there are other elements of the surrounding buildings that could possibly be incorporated and would like to work with Cooper's Hawk to bring out those features. Ms. Kaufman related that Cooper's Hawk is open to a compromise as long as their modern, sleeker aesthetic is maintained. Mr. Rodney added that he feels the City can meet the needs of Cooper's Hawk while accomplishing what the City is trying to achieve.

Mr. Stewart added that the change to the layout was to provide the building more visibility from the street and feels that it is reasonable to ask the applicant for a compromise. Mr. Clark concurred.

In response to Mr. Muzechuk's question, Ms. Kaufman related that she would prefer the valet parking spaces be dedicated to Cooper's Hawk, citing safety reasons. Mr. Hall added that Cornerstone Developers created a cross-parking access easement in the replat over the entire Village parcel giving customers access to all available parking, but would be willing to look into dedicated spaces for the Cooper's Hawk valet parking. Mr. Chris Conley, Oberer Realty Services, related that Cooper's Hawk has already negotiated access to the rear valet parking Thursday through Sunday from 4:00 p.m. – 8:00 p.m.

Mr. Von Handorf added that he was impressed with how Cooper's Hawk adapted their buildings to their communities and suggested some features unique to this area (e.g., limestone) that could be incorporated in the design of the Cooper's Hawk building at Cornerstone.

In response to Mr. Clark's question, Mr. Rodney briefly reviewed the landscaping plan.

Hearing no further questions, Mr. Clark closed public comment.

Ms. Korenyi-Both added that she felt that the condition proposed by staff should be included in the approval. Mr. Von Handorf concurred.

**MOTION:** Mr. Von Handorf made a motion to approve Application P-2018-0019, Major Site Plan for Cooper's Hawk Winery and Restaurant with the condition that the Applicant enhance the proposed architectural design to more closely resemble the visual character and creative design exhibited by existing buildings in the Village using common architectural elements, materials, themes, and design to the satisfaction of the City Planner. Ms. Korenyi-Both seconded the motion. The motion passed 5-0.

Mr. Rodney noted that the Record Plan for Cornerstone North, Section Six will appear on City Council's September 17 agenda.

#### COMMUNICATIONS

Mr. Rodney provided the following communications:

- Acknowledged and thanked Holly Bricker, Secretary to the City Manager, for filling in until a new Planning Secretary is hired.
- Noted that, at this time, there are no items for the September 25 Planning Commission Meeting. The deadline to submit an item is Thursday, August 30.
- Amendments to the Unified Development Ordinance are in the process of being printed and should be distributed at the next meeting.
- The City will be launching a new City Website in the near future featuring a new look and providing a more user friendly experience.
- The City has hired two new employees: Mariah Butler Vogelgesang, Assistant City Manager, and Holly Christmann, Economic Development Administrator.

#### ADJOURNMENT

Seeing no further business, Mr. Clark adjourned the meeting at 8:08 p.m.



Paul Clark, Chair