

**Planning Commission Agenda
MINUTES OF MEETING
September 2, 2014**

MEMBERS PRESENT: Martin Pratt, Cathy Oetker, Scott Failor, Alan Seymour, and Cindy Shay; Scot Draughn-excused, Robert Cotter- unexcused

OTHERS PRESENT: Kevin Kershner, Jack Mautino, Jim Watkins, Jack Hill and City Planner Greg DeLong

MEETING CALLED TO ORDER: The meeting was called to order at 7:02 p.m.

APPROVAL OF MINUTES: The minutes from August 4, 2014 were approved with the modifications from Martin Pratt.

CITIZEN COMMENTS: None.

ADMINISTRATION COMMENTS: None.

NEW BUSINESS:

Approval of Final Plat for the Woods at Mill Valley North, Phase 1, Part 17. Filed by Kevin Kershner of Stantec Consulting Services, Inc. on behalf of Dominion Homes.

Mr. Kershner said on this plat the only that has changed is the name. They will have to resubmit the plat Mylar with the new property owners name as well signature of blocks of the ownership to Pulte Homes. Everything else remains the same.

Mr. Seymour asked that at the current build up rate what is the projected build up time, two years? Mr. Kershner said that is pretty safe to say. Earlier this year we finished up the Phase 1, Part 16 and they are already sold.

Mr. Seymour made the motion to approve the final plat for the Woods at Mill Valley North, Phase 1, Part 17. Ms. Shay seconded. Question put, stood:

Mr. Failor YES
Ms. Shay YES

Mr. Pratt YES
Ms. Oetker YES

Mr. Seymour YES

The Final Plat was approved 5-0.

Approval of Sketch Plan in Principle for property known as the Weinlein Tract, located along Weaver Road. Filed by John W. Hill, Jr. on behalf of Weaver Road, LLC.

John Hill, Jr. said that he is the secretary of the Weaver Road, LLC, Mr. Watkins is the engineer and we have applied for a subdivision on Weaver Road. Mr. Watkins gave a presentation. He stated that he worked with Greg DeLong and Jeremy Hoyt. He said that they agreed to work with the City to put a bike path in.

Mr. Pratt said that he knows that the Fire Department and City, for snow plow reasons do not like cul-de-sacs, and he noticed three of them in a small area and there was no problem with that. Mr. Watkins said no. Mr. DeLong stated that you are really only approving this in principal and the Sketch Plan was sent to all agencies including the Fire Department and no comments were received.

Mr. Hill said that when it comes for final plat it will have a name on it. He said that after a developer is selected, he would like to have the developers input on the naming of the subdivision.

Mr. Seymour stated that he thinks it should be best in the SR zoning district to keep compatibility with Adena Pointe. This was discussed by the all of the Commission members.

Mr. DeLong stated that from his understanding of the zoning on the land, that City Council overturned the recommendation of the Planning Commission when the zoning was placed on the land and they placed the R1 zoning as it currently is. He continued to say that this was before his time at the City and this was information he heard about through previous staff members.

Ms. Shay stated that she feels the lots are too small.

Mr. Failor made the motion to approve the Sketch Plan in Principle for the property known as the Weinlein Tract, Mr. Pratt seconded: The question put, stood:

Mr. Pratt YES
Ms. Oetker YES

Mr. Seymour NO
Mr. Failor YES

Ms. Shay NO

The agenda item was approved 3 to 2.

DISCUSSION ITEMS:

Indoor sports recreation facilities in Manufacturing zoning districts.

Mr. Failor said there are a couple comments as to whether indoor sports facilities should be included in the Manufacturing zoning districts. A few examples sky-zone (jumping trampoline) some baseball pitching and hitting areas, we do not have officially have it.

Mr. Pratt stated that makes since if you look at Sports Ohio, everything is around Manufacturing.

Mr. Failor said there are several in that warehouse district right off Industrial Parkway. Mr. DeLong said that 7997 in the SIC code would work, he doesn't want a manufacturing building to go offline, we need to make sure that it is limited. If you think that is a little to big then we can write up something and propose it.

Mr. Failor said that we should pull from each to make our own.

Mr. Pratt said that these are ones that are building that you look at, you can't tell if it was manufacturing or "jump house".

Mr. Failor said that adding 7991, 7992 and 7997, are those broad enough to include the baseball facility.

Mr. Pratt stated that he is concerned with adding 7992 because of the initial area that would be taking up. Mr. DeLong is going have a draft of the new code for the next meeting.

Mr. Seymour does not think that these facilities should be held to architectural design even though it is in the M1 zoning district. He thinks it might be more appropriate for B1.

Mr. DeLong stated it would be covered under Commercial; therefore the DRD-2 standards would be in place.

Mr. DeLong stated that he feels it would be beneficial to get feedback from the Economic Development team on this proposed modification as there is a limited amount of vacant buildings in the City and we don't want to cause conflict with any of their plans.

Chapter 1136 Historic Design Review Districts and Landmarks:

Mr. Failor states that there has been quite a bit of debate on what properties have historical significance. He states that the code could use some updates. He stated that even though Mr. Draughn is not here, he suggests that maybe the Historical Society and the City sit down and come up with a list of properties that should be considered to have historical significance.

Ms. Oetker asked who determines whether a property is historic.

Mr. Pratt stated that seven ordinary citizens do that.

Mr. Failor said that the historical society has great deference on the way this is written, they have the opportunity to provide input and the historical society input is more important than the landowners. Is that the way we want to keep it?

Mr. Pratt said that Design Review Board has asked for this to be done. Even within the code, there are questions of what sections are Design Review even allowed to consider, this is still an open debate between Design Review and the City Law Director on what are the criteria. Another thing that needs to be addressed, single family homes are not part of this section except when it comes to demolish. He said that someone could take a building that people could consider historically significant, spend two years and do absolutely nothing with it, and let it become crap and tear it down. Accusations have been made in writing for an item on Design Review that an owner had done that.

Mr. Seymour said he allows it to deteriorate to the point where it is not repairable.

Ms. Shay stated at that point don't we have people in the City that could say something that they are not taking care of their property.

Mr. DeLong said that is only on the outside, there is no one that can say that about the inside.

Mr. Pratt said some of the pictures that were taken and submitted to Design Review for a recent demolition request were awful. The applicant stated during the presentation to the Design Review Board that the floor could collapse at anytime.

Mr. Seymour stated that the existing process has worked well and if the house still stood because Design Review Board voted against its demolition, there is nothing wrong with that as it should go through all possible processes. We cannot adjust the process because it didn't work in one instance.

Ms. Shay said if the process is followed consistently, then it should work fine.

Mr. DeLong stated that he suggested to Administration to consider a change that would only affect buildings listed on the National Historic Register and not everything within the Historic Design Review District. City Administration seemed to like that idea.

Mr. Pratt said we do need to come up guidelines stating what makes a property historic. Mr. Pratt said that he voted to demo 222 South Main Street, but not until a month after the meeting did he find out that it was the fifth oldest house.

Ms. Oetker said it was not kept to its original integrity either. Did anyone submit anything to say what original materials may have been covered up?

Mr. Pratt said that there are several buildings that are sore topics with the community including the Casa Fiesta building (we all know why that one came down) and the brick building that set behind this building, they both came up during BZA.

Mr. Failor stated that after spending hours reading this it is not unclear as to what the criteria is.

Mr. DeLong stated that as a Certified Local Government city, we have to be careful of what kind of modifications we do to the Code as the Code was approved by the State of Ohio Historic Preservation office in order for us to get this certification. I will do some research to see what other cities are using for their demolition language.

COMMENTS OF INDIVIDUAL COMMISSIONERS:

Mr. Seymour stated that regarding to his no vote on the sketch plan, lack of consistency of the lot sizes for Adena Pointe, adjoining properties. He was not asking that the entire R1 section be changed to SR only the section closest to Weaver Road.

Ms. Shay stated that her feelings are the same as Mr. Seymour's and that is why she voted against the proposed Sketch Plan.

ADJOURNMENT: The meeting was adjourned at 8:03 p.m.