MIAMISBURG PLANNING COMMISSION MEETING

MINUTES

JANUARY 24, 2022

The meeting was called to order by Mr. McCabe at 7:00 p.m. on Monday, January 24, 2022.

Mayor Collins was present to swear in Tim Finney and Ron Mahan to serve on the Planning Commission for a two year term.

The following Commissioners were present: Ron Mahan, Mike McCabe, Tim Finney, and Steve Beachler.

Mr. Mahan motioned to excuse Jim DeYoung and Vanessa Glotfelter. Mr. Finney seconded the motion. Motion Carried.

VOTE: Mr. Mahan, yea;      Mr. McCabe, yea; Mr. Finney, yea;

 Mr. Beachler, yea;

Chris Fine, Development Director and Andrew Rodney, City Planner, were present as the advisors.

Mr. McCabe swore in the meeting’s participants.

OLD BUSINESS:

 There was no old business

NEW BUSINESS:

PUBLIC HEARING ITEMS:

SU-03-21: 204 N. Springboro Pike

Mr. Rodney presented this case. This property is zoned GB-1, General Business and is located within the Clock Tower Plaza. The prospective tenant intends to operate a take-out style beverage business with a drive-thru window on the south side of the tenant space The proposal is to install a drive-up window on the south side of the tenant space. The window will be on the driver side when travelling eastbound, requiring motorists to drive on the wrong side of the service alley to access the window. There will be no other alterations to the existing site or exterior building façade.

Surrounding properties include commercial big-box retailers, shopping plazas, and other small retailers. The proposed use with or without a drive-thru would be an appropriate use for the area.

Mr. Rodney displayed an aerial of the property showing the location of the tenant space and driveway aisle. Photos were displayed showing the proposed location of the drive-up window.

The applicant proposes to modify the traffic pattern in the service drive between the buildings one-way traffic, traveling eastbound. No changes in the traffic patterns in the rear service drive area are proposed. The proposal lacks the necessary room for proper queuing of vehicles waiting to access the drive-thru window. The issue of opposing traffic patterns was a concern. Waiting cars could end up queuing out into the north/south parking lot aisle closest to the building. Traffic circulation in the parking lot could be negatively impacted. Cars exiting the drive-thru to circle around the rear of the building may create conflicts with service vehicles making deliveries in the service area.

Staff explained that the proposed drive-thru would create significant issues with regards to traffic circulation and vehicular access on the site, with little to no appreciable benefit to the shopping plaza. The prepared beverage business could exist with the existing mix of businesses if the drive-thru were not installed. Staff recommended that the Planning Commission deny the request for Special Use approval for an “Eating Establishment, Fast Food (drive-through).

Mr. McCabe opened the Public Hearing.

Mark Miller, Plumechtrics, 1550 Magnolia Drive, Cincinnati, OH 45215, spoke for the case. Mr. Miller referred to the previous photos that Mr. Rodney displayed. Mr. Miller indicated that on the north end of the building there was a drive-thru that had been bricked up. It used to be a T.C.B.Y Yogurt. The remnants traffic pattern very similar to what they are proposing is already there. Presumably it was proposed before and asked why it couldn’t’ be approved again. 1. If the TCBY was there before and this similar traffic pattern was approvable before, why isn’t it approvable now? 2. What problems, if any, were experienced during that traffic pattern when TCBY was there? His client has already signed a lease for the space. This is a convenience for the customer to order and pay ahead and then just pull up and retrieve their beverage.

Mr. Mahan stated that it would seem like the traffic pattern that is on the opposite end of the building doesn’t create the same situation as the blind intersection on the right hand side of the double lane to turn left. The traffic pattern itself is different.

Mr. Miller stated that it is not a drive-thru in the traditional sense, it is simply a pick-up window on an order that has already been placed.

Mr. Finney asked what the anticipated number of cars on a normal morning? Mr. Miller stated that it would be in the single digits.

Mr. Beachler was concerned with the traffic pattern coming up to the window. There is a place for four or five cars pulling up to the window, then you are looking at obstruction out in front of the building and possibly people coming in and out of the entrance.

Mr. Fine stated that he did a site visit and a file review on TCBY. He could not find any information on TCBY. He was not sure if this was existing when it was annexed to the City or not. Mr. Fine explained that the TCBY drive-thru has a concrete island that separates the parking space from the drive isle. Which provides you with a clean intersection as you go past the building. It is not a blind intersection.

Mr. McCabe closed the public hearing.

The Board discussed the case and agreed that the design situation does not work with the City’s standards.

Mr. McCabe requested a motion. Mr. Finney motioned to deny case SU-03-21 and Mr. Beachler seconded the motion. Motion Carried.

VOTE: Mr. Mahan, yea;      Mr. McCabe, yea; Mr. Finney, yea;

 Mr. Beachler, yea;

NON-PUBLIC HEARING ITEMS:

SP-07-21: 3013 Mall Park Drive

Mr. Andrew presented a proposal for a new Used Car Showroom building at 3013 Mall Park Drive. This property is zoned GB-1, General Business. The proposed building would be 4,500 square feet. A similar building was proposed at an earlier Planning Commission meeting as a part of the new Honda dealership Site Plan review in 2020. The owner has decided to relocate the Used Car business to the northwest corner of Mall Park Drive. The southeast corner will now be reserved for delivery and processing of used vehicles and the current Kia dealership would eventually transition to an office and call center.

The proposed building is roughly in the same location as the existing Honda new sales building. The project will include 250 spaces for used car inventory and 15 spaces for customer and employee parking. The new site plan will create a more orderly arrangement of display vehicles, driveway aisles, and customer parking.

Mr. Rodney displayed aerials and photos of the property. Site plans were displayed showing existing conditions and a demolition plan. Site plans were also displayed showing the proposed location of the new building.

The proposed site improvements, including a new modern building, new graded and paved display lot, and landscaping should significantly improve the overall appearance of this portion of the auto mall. Staff recommended that the Planning Commission approve the proposed Site Plan, with the following conditions:

1. Entire perimeter of the parking lot shall be curbed.

2. Granting of a waiver for use of Zelkova ‘Masahino’ trees.

3. Lights along ROW include rear shields.

4. Standard condition requiring coordination with other review entities.

Doug Emert, Arctans, 1177 Pennsylvania Ave., Columbus, Oh 43201, representing Matt Castrucci, spoke for the case. The owner is interested in giving more presence to that corner of the site.

Mr. McCabe asked for a motion to approve SP-07-21 as submitted by staff with the four conditions. Mr. Mahan motioned to approve SP-07-21 and Mr. Beachler seconded the motion. Motion Carried.

VOTE: Mr. Mahan, yea; Mr. McCabe, yea; Mr. Finney, yea;

 Mr. Beachler, yea;

LS-01-22: 1805 E. Central Ave.

The applicant proposes to replat two existing lots (City Lot #3449PT and 4067) into two individual lots. Lot #3449PT is only 36.81 feet wide, which is not practical for the construction of any principal use permitted in the R-4 district. Lot #4067 includes a single-family home. The two existing lots will be replatted into two new lots of 0.372 and 0.4162 acres, with 110 feet and 82 feet of frontage. The proposed location of the new dividing line will allow for the minimum side yard setback of 8’ for the existing home. The minimum required lot area in the R-4 district varies based on the proposed principal use. Each lot exceeds the largest minimum required lot area (8,000 SF). A small area of right-of-way (0.279 acres) will be dedicated within East Central Ave.

Staff recommended that the Planning Commission recommend approval of the proposed Record Plan to City Council, finding the minimum zoning requirements in the R-4 district are met.

Greg Reynolds, 220 Lakeview Dr., Centerville, Ohio, spoke for the case. He is the real estate agent representing both the seller of the property and the buyer that is interested in building a home.

Mr. Mahan motioned to approve LS-01-22 as submitted by staff. Mr. Beachler seconded the motioned. Motional Carried.

VOTE: Mr. Mahan, yea; Mr. McCabe, yea; Mr. Finney, yea;

 Mr. Beachler, yea;

OTHER BUSINESS:

ITEMS FROM STAFF:

Mr. Rodney stated that per the Charter, the Commission is charged with electing a chairperson and secretary at the first meeting of the year. Considering the fact that they are missing three members, Mr. Rodney thought it would be best to make that decision as a full group to make sure they adhere to the Charter. Staff recommended tabling this item until the next scheduled meeting

Mr. Beachler motioned to table the election of officers until the next meeting. Mr. Finney seconded the motion. Motion Carried.

VOTE: Mr. Mahan, yea; Mr. McCabe, yea; Mr. Finney, yea;

 Mr. Beachler, yea;

There being no further business to come before the Commission, Mr. McCabe motioned to adjourn the meeting. Motion Carried.

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Mike McCabe, Acting Chairman Leslie Karacia, Secretary