

**CITY OF MONTGOMERY
PLANNING COMMISSION MEETING**

*Due to the Stay at Home Order issued by Governor DeWine,
this meeting was held as a videoconference via Zoom Video Conferencing only.*

February 15, 2021

PRESENT

GUESTS & RESIDENTS

**Chris Felber
Business Owner
5017 Cooper Road, 45014**

**Sung Kim
Property Owner
Book Park
1600 Pierce Drive
Beavercreek, OH 45432**

STAFF

**Tracy Henao, Assistant City
Manager / Acting Community
Development Director**

**Melissa Hays, Zoning and Code
Compliance Officer**

Karen Bouldin, Secretary

COMMISSION MEMBERS

Chairman Mike Harbison

Vince Dong

Dennis Hirotsu

Darrell Leibson

Jim Matre, Vice Chairman

Barbara Steinebrey

MEMBERS NOT PRESENT

Pat Stull

PHONE ATTENDEES:

513-702-2511

CALL-IN USER_1

740-318-6011

Ms. Henao introduced herself to all guests and residents attending the webinar. She stated that there will be an opportunity for the applicant and guests and residents to address the Commission tonight. She gave logistics pertaining to the Zoom videoconference functions.

Call to Order

Chairman Harbison called the meeting to order at 7:35 p.m. He stated that, due to the Stay at Home Order issued by Governor DeWine, this meeting was being held as a videoconference via Zoom Video Conferencing only.

Planning Commission Meeting

February 15, 2021

Roll Call

The roll was called and showed the following attendance:

<i>AYE: Mr. Matre, Mr. Leibson, Mr. Hirotsu, Ms. Steinebrey, Mr. Dong, Chairman Harbison</i>	<i>(6)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT: Mr. Stull</i>	<i>(1)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

Guests and Residents

Chairman Harbison asked if there were any guests or residents who wished to speak about items that were not on the agenda. There were none.

Old Business

There was no old business to review.

Chairman Harbison explained the process for this evening's meeting to all guests and residents:

"Ms. Henao reviews her Staff Report, and the Commission asks any questions they might have. The applicant presents their application, and the Commission then asks any questions. The floor is opened to all residents for comments. If a resident agrees with a comment that was previously stated, they could simply concur, instead of restating the entire comment to save time. The Commission discusses the application, and residents are not permitted to comment or question during this discussion. The Commission will then decide to table, approve or deny the application."

New Business

An Application from All European Auto Service and Repair for a conditional use permit for vehicle maintenance and repair facility at 5017 Cooper Road, Montgomery, Ohio 45014.

Staff Report

Ms. Henao reviewed the Staff Report dated February 11, 2021, "All European Auto Service and Repair Conditional Use Application at 5017 Cooper Road". She stated that the applicant, as well as the property owner were available tonight for any questions.

Mr. Dong asked if there was a requirement for how many spaces were needed for this operation. Staff stated that the applicant met the parking standard that was required for the square footage and use of the building.

Chris Felber, 5017 Cooper Road, Montgomery, OH 45014 stated that he was the business owner of the automotive maintenance repair, specializing in European cars. He stated that the phone number on the bottom of the sign had been bolted on, and some of the numbers were missing. He planned to take off all of the numbers, and replace it with a printed piece of vinyl, and asked if that was allowable. Ms. Henao stated that only the address was permitted on the signage, not the phone number.

Planning Commission Meeting

February 15, 2021

Mr. Dong asked Mr. Felber how many parking spaces would be allocated to employees and how many for customers daily. Mr. Dong stated that he noticed a lot of parked cars there, and there didn't seem to be any open parking spaces for customers. Mr. Felber stated that he would try to keep the first 3 spaces open for customers. When a car ready for pick-up, he would park it by the front door so that they can pull straight out and did not have to back up. Mr. Felber stated that he and his employees park in the back out of sight.

Mr. Dong asked if he was not expecting more than 3 customers at a time. Mr. Felber replied that most of his job were bigger jobs, so he did not have many walk-ins. A typical repair shop may have 10-15 cars/day, and he only has 1 or 2.

Mr. Dong asked how many employees there were. Mr. Felber stated there were 3 employees, and they had a 5-bay garage.

Mr. Hirotsu asked for a little more clarity about the sign. Mr. Felber stated that because some of the numbers on the sign were missing and broken, which he removed them. He will have the entire bottom of the sign be vinyl black.

Chairman Harbison referred to page 12 in the packet, which showed the sign. He asked Mr. Felber if he might make the "5017" larger now, since the phone number would be eliminated. He asked if they would still be white letters on black background. Mr. Felber confirmed.

Ms. Henao asked how many parking spaces were in the back of the building. Mr. Felber stated there were eleven in the front, three in the back and one handicapped space on the side. Ms. Henao stated that they were required to have 13 parking spaces per Code and they had 15.

Mr. Dong asked if it had to be 13 open spaces. Ms. Henao stated that 2 spaces were required, per bay (10 total) and 1 for each employee on shift. The 2 required per bay anticipates that you might have 1 space for a customer and 1 car being serviced in the bay.

Mr. Dong had noticed that when he visited the site a car was parked in the handicapped space. He assumed that the space needed to stay open. He asked if the Commission may need to put that as a condition.

Chairman Harbison stated that he was on the Commission when the previous operators were there. He stated that we made it very clear that, because it is a tight parking situation, the 2 handicapped spots had to stay open.

Ms. Henao asked if Mr. Kim, the property owner wished to speak. He did not.

Ms. Henao asked if there were any guests or residents who wished to speak. There were none.

Chairman Harbison closed the meeting to the public so that the Commission could deliberate.

Ms. Hirotsu was in favor of approving this application, with the conditions that Staff stipulated.

Planning Commission Meeting

February 15, 2021

Mr. Leibson agreed with Mr. Hirotsu.

Mr. Dong’s main concern was with all of the parking – that it was very full, both in the back as well as the front. He could not even turn around when he visited the site due to all the cars and had to back-out. He wanted to make sure this did not cause any issues to the apartments behind it.

Ms. Henao offered specific verbiage to use as a condition regarding parking in drive aisles that was used on a recent car application. Members agreed with this verbiage.

Mr. Matre was in favor as it met all the conditions.

Ms. Steinebrey thought that having the additional condition was good and was in favor of this because it met all the requirements. She asked if there was a particular reason that there were so many cars there today. Mr. Felber stated that there were some bigger jobs right now and a lack of parts, due to the weather, that has set him back a little bit.

Chairman Harbison stated that parking availability has always been a concern. He asked Mr. Felber to be very diligent about keeping the parked cars out of the drive aisles. He was in favor of this application.

Mr. Leibson made a motion to recommend that City Council approve the application from All European Auto Service and Repair for a conditional use permit for vehicle maintenance and repair facility at 5017 Cooper Road, Montgomery, Ohio 45014, with the following conditions:

- 1) The conditions set forth in the Staff Report dated February 11, 2021***
- 2) No vehicles shall be parked in the circulation or access drive aisles and no non-handicapped vehicles shall be parked in the handicapped spaces***

Mr. Dong seconded the motion.

The roll was called and showed the following vote:

<i>AYE: Mr. Hirotsu, Ms. Steinebrey, Mr. Matre, Mr. Leibson, Mr. Dong, Chairman Harbison</i>	<i>(6)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT: Mr. Stull</i>	<i>(1)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

This motion is approved.

Staff Update

Ms. Henao stated that she received an application from the High School for expansion of a conditional use and General Development Plan approval.

Mrs. Henao also stated that she anticipated that the application for the expansion of the Columbia Chevrolet dealership would be back on the agenda soon.

Planning Commission Meeting

February 15, 2021

Mr. Hirotsu asked if the applicant had a new plan. Ms. Henao stated that she was aware they were working on evaluating the feedback from the Planning Commission; however, she had not received a new plan yet.

Mr. Dong asked if Bethesda Hospital had moved the helicopter pad yet. Ms. Henao stated it will probably be the end of March or early April.

Council Report

There was no report this evening.

Other

There was no other business to report.

Minutes

Mr. Leibson moved to approve the minutes of December 7, 2020, as submitted.

Ms. Steinebrey seconded the motion. The Commission unanimously approved the minutes.

Mr. Leibson moved to approve the minutes of December 21, 2020, as submitted.

Mr. Dong seconded the motion. The Commission unanimously approved the minutes.

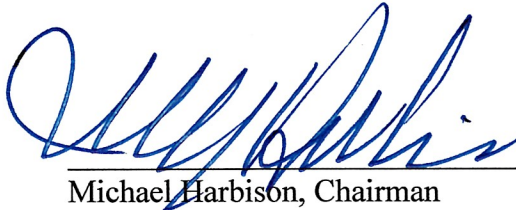
Adjournment

Mr. Dong moved to adjourn. Mr. Leibson seconded the motion.

The Commission unanimously approved. The meeting adjourned at 8:02 p.m.



Karen Bouldin, Clerk

 12 JUL 21

Michael Harbison, Chairman Date

/ksb