

Oakwood, Ohio
January 2, 2019

The Planning Commission of the city of Oakwood met in regular session at 4:30 p.m. in the council chambers of the city of Oakwood, 30 Park Avenue, Oakwood, Ohio 45419.

The Chair, Mr. Andy Aidt, presided and the Clerk, Ms. Lori Stacel, recorded.

Upon call of the roll, the following members responded to their names:

MR. ANDREW AIDT	PRESENT
MRS. HARRISON GOWDY	PRESENT
MRS. E. HEALY JACKSON	PRESENT
MR. GREG LAUTERBACH	PRESENT
MR. STEVE BYINGTON.....	PRESENT

Officers of the city present were the following:

Mr. Norbert S. Klopsch, City Manager
Mr. Robert F. Jacques, City Attorney

The following visitors were present:

No visitors present.

Mr. Aidt called the meeting to order at 4:30 p.m., and then conducted a brief organizational meeting to ratify the selections at the November 7, 2018 meeting for the chair and vice chair for 2019. Mrs. Jackson moved to retain Mr. Aidt as chair and Mrs. Gowdy as vice-chair, seconded by Mr. Byington. Upon a viva voce vote on the question, the motion passed unanimously and it was so ordered.

Mr. Aidt asked if there were any questions or concerns with the minutes from the December 5, 2018 meeting. There being none, it was moved by Mrs. Jackson and seconded by Mr. Byington that the minutes of the Planning Commission meeting held December 5, 2018 be approved as submitted and the reading thereof be dispensed with at this session. Upon a viva voce vote on the question of the motion, the same passed unanimously and it was so ordered.

Mr. Aidt explained that the only agenda item is Application #19-1, which is the review of a preliminary plat of Deep Hollow Road. He then asked the Law Director to provide the report.

Mr. Jacques explained that the proposed plat will establish a uniform public right-of-way, 50' in width, along the full length of Deep Hollow Road. Although it has long been used as a public road, portions of Deep Hollow Road have never been formally dedicated as public right-of-way, and some portions of the roadway are not within the city of Oakwood. Oakwood has maintained Deep Hollow Road for decades. This project is being done in collaboration with the city of Kettering as well as the city of Dayton and Five Rivers MetroParks, which own adjacent property.

Mr. Klopsch shared that the City met with Five Rivers MetroParks in early 2002, just as City Manager Mike Kelly was retiring. The meeting involved review of the 1993 Hills and Dales Park Historic Landscape Preservation Master Plan. The Master Plan included recommendations on improvements, including the closure of the southern half of Deep Hollow Road from Park Road to the entrance of the Paw Paw Shelter. After time has passed, with Deep Hollow Road not being a right-of-way, and with there being no interest on behalf of Five Rivers MetroParks to pursue the roadway closure, the City is moving forward with making all of Deep Hollow Road an Oakwood street. City Council would then have the authority to make decisions with the road. Mr. Klopsch noted that the city of Dayton, the city of Kettering and Five Rivers MetroParks are in agreement with creating the Oakwood public right-of-way.

Mr. Aidt asked if there are any changes proposed to the right-of-way at the south end.

Mr. Klopsch explained that Peach Orchard Road right-of-way extends from Ridgeway Road to Deep Hollow Road, but that a street has never been built in this section. No changes are proposed on this south end.

Mr. Jacques shared that John Gray, owner of 1911 Ridgeway Road, has signed an agreement that transfers a small portion of his property into the new public right-of-way, and that he obtained a right of use agreement from the city of Dayton for a small piece of Hills and Dales property on the east side of the new right-of-way.

Mr. Klopsch shared that moving forward, the City will improve the drainage on Deep Hollow Road.

Mr. Jacques explained that upon the Planning Commission's preliminary approval of the plat, it will be sent to the Kettering Planning Commission for its review and signature, and then will return to the Oakwood Planning Commission for final approval and signature. A second phase of the project, pending approval from City Council, will adjust the corporate boundary line between Kettering and Oakwood so that all of Deep Hollow Road is within the city of Oakwood only.

Therefore, it was moved by Mrs. Gowdy and seconded by Mrs. Jackson that application #19-1, for a review of a preliminary plat of Deep Hollow Road for conformity with the principles, standards and requirements set forth in Section 1171.05, be approved.

Upon call of the roll on the question of the motion, the following vote was recorded:

- MR. ANDREW AIDT YEA
- MRS. HARRISON GOWDY YEA
- MRS. E. HEALY JACKSON..... YEA
- MR. GREG LAUTERBACH YEA
- MR. STEVE BYINGTON..... YEA

There being five (5) YEA votes, thereon, said motion carried.

Mr. Klopsch provided the Planning Commission with a memo regarding the Oakwood Community Center sign, confirming that the sign use limitations imposed by the Planning Commission have been implemented. He also provided a memo regarding the next steps of the 429 Ridgeway Avenue lot split. Mr. Klopsch then provided an update on a few miscellaneous projects around the city of Oakwood.

There being no further business, the Planning Commission adjourned. The public meeting concluded at 5:01 p.m.



 CHAIR

ATTEST:



 CLERK