

Oakwood, Ohio
February 2, 2022

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
Mrs. Jennifer S. Wilder, Personnel and Properties Director
Mr. Ethan M. Kroger, Code Enforcement Officer

The following visitors were present:

Mr. Mike Dorsten, Project Architect
Mr. and Mrs. Brad and Kelly Thobe, 420 Acorn Drive
Mrs. Janine Whalen, 436 Acorn Drive

Mr. Aidt called the meeting to order at 4:30 p.m. He conducted a brief organizational meeting to select the chair and vice chair for 2022. Mrs. Gowdy moved to retain Mr. Aidt as chair, seconded by Mrs. Jackson. Upon a viva voce vote on the question, the motion passed unanimously and it was so ordered. Mr. Aidt moved to retain Mrs. Gowdy as vice chair, seconded by Mr. Lauterbach. 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 October 6, 2021 meeting. There being none, it was moved by Mrs. Gowdy and seconded by Mr. Byington that the minutes 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 provided an overview of the meeting agenda and reviewed the meeting procedure with all in attendance. He opened the public hearing for Application #22-1, and asked city staff to provide their report.

Mrs. Wilder referenced a PowerPoint presentation and presented an application that was filed by Mr. Mike Dorsten on behalf of Brad and Kelly Thobe to build a secondary detached garage, located at 420 Acorn Drive.

The Applicant's property at 420 Acorn Drive is located in the R-3 Single Family Residence Zoning District. The R-3 District is intended to preserve those residential areas which are best suited for medium sized lot development and to maintain the character of existing low-density single family developments.

Subject to the requirements of Title 10, Section 1004, special use permits are required for guest houses and secondary detached garages, when proposed on a zoning lot (as a separate structure)

where an existing attached or detached garage to a principal dwelling already exists. In this case, the applicant's property features an existing attached garage.

Subject to the requirements of Title 9, Section 901.18, the standards for more than one private garage require that the driveway access to the private garage should be combined with attached or detached garage to minimize curb cuts, and must meet the side yard requirements of the zoning district. There are no proposed curb cuts involved with this project and the driveway extension to the garage will not exacerbate the nonconforming status.

The minimum side yard setback requirement is 10 feet. However, when the entire structure is located behind the rear building line, the interior side and rear yard requirements is 5 feet.

Mrs. Wilder displayed images of the property, elevation drawings and plans.

A detached accessory garage building or structure cannot exceed 18 feet in height. The proposed garage does not exceed 18 feet in height.

The property grade drops from the front to the rear of the property. Front, rear and side elevation drawings were displayed. The location is steeply graded down, away from the home, which would be addressed by including a basement storage area. From the front, the garage would have a typical single-story appearance, with the basement built into the hillside below finished grade. However, due to the sloping topography, it would be a walk-out basement to the rear.

Should the Planning Commission be inclined to approve all or any part of this application, Staff would recommend the following conditions:

1. The applicant completes the required drainage detail for staff review.
2. The materials and finishes for the proposed garage should match or complement the existing home.
3. All building permits (e.g. structural, electrical) must be obtained through the city of Kettering.
4. A screening and landscape plan must be included with final permit application.

Mr. Lauterbach asked if the mean elevation is measured at 18 feet.

Mr. Kroger answered yes.

Mr. Byington asked if the applicant intends to add a walkway or slab to the storage area door.

Mr. Kroger explained that a concrete walkway around the side of the garage to that door is anticipated.

Mr. Byington asked if the impervious area was evaluated.

Mr. Kroger shared that the permeable area is reviewed as part of the standard zoning permit. In this specific case, the lot is very deep and there are no other impervious surfaces, so the application meets greenspace requirements.

Mr. Aidt asked if there will be a connection between the existing driveway and the proposed garage.

Mr. Kroger said that the applicant can provide more information, but there are plans to add a small driveway extension to the new garage.

Mr. Byington asked what is currently on the driveway.

Mr. Kroger shared that there are two large storage bins currently on the driveway.

Mr. Byington asked for clarification on the new foundation for the area behind the storage units.

Mr. Mike Dorsten, Project Architect, explained that the area on the driveway behind the storage units will more than likely be removed to create a smooth transition to the existing driveway and new garage. He said that he does not want to use anything old to support something new.

The Planning Commission did not have any questions for city staff at this time, so Mr. Aidt opened the public hearing.

Mr. Thobe thanked the Planning Commission for their consideration and time to review the application.

Mr. Lauterbach mentioned that there are architectural details on the drawing that do not honor or match the house. He recommended that more time be spent on designing the soffit eave detail and the use of lap siding.

Mr. Dorsten shared that the design allows for a positive airflow from outside to inside. He explained that the front gable and rear gable are similar to what is on the house now. The front gable and trim detail will be made onsite to match what is already on the house.

Mr. Lauterbach commented that the house has beautiful details and it is important to replicate the details on the new garage.

Mr. Klopsch shared that city staff will work with the applicant on the design details and suggest adjustments as needed.

Mrs. Janine Whalen, 436 Acorn Drive, asked if there will be any lighting on the structures.

Mr. Thobe said that there will possibly be a light over the garage door, but there are not plans to add any exterior landscape lighting.

Mr. Jacques explained that there is a provision in the Zoning Code that restricts directional lighting.

Mrs. Whalen asked if the proposed garage will extend past the garage of the neighbor on the south.

Ethan answered yes and showed the plans to Mrs. Whalen.

Mr. Byington asked if the Building Code requires a man door access between the basement and garage.

Mr. Dorsten said that he does not believe that a man door is required when the garage door can be manually opened or closed.

Mr. Byington suggested that Mr. Dorsten double check this requirement.

There being no further public testimony offered, the public hearing was closed and the Planning Commission began their deliberations.

The Planning Commission did not have any further questions for city staff or the applicant.

It was then moved by Mrs. Gowdy and seconded by Mr. Aidt that the preliminary staff findings be adopted, and Application #22-1, to review a special use request for a secondary detached garage at 420 Acorn Drive be approved under the following conditions:

1. The applicant completes the required drainage detail for staff review.
2. The materials and finishes for the proposed garage should match or complement the existing home and be discussed with city staff.
3. The applicant must obtain all building permits (e.g. structural, electrical) through the city of Kettering.
4. The applicant must include a screening and landscape plan with the final permit application.
5. The applicant must confirm the requirement of a man door on the main structure (not the basement level.)

SPECIAL USE STANDARDS

- A. The proposed use at the specified location is consistent with the Comprehensive Plan.

PRELIMINARY STAFF FINDINGS:

- The Comprehensive Plan states that development should be compatible with the surrounding area. The scale and building materials complement the existing home and surrounding area.

- B. The proposed building or use will not adversely affect or change the character of the area in which it is located.

PRELIMINARY STAFF FINDINGS:

- As previously mentioned, what is being proposed is compatible with both the character of this particular lot and what exists in the surrounding neighborhoods.

- C. That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, convenience or general welfare.

PRELIMINARY STAFF FINDINGS:

- There is nothing to suggest that public health, safety, morals, comfort, convenience or general welfare will be at risk since the proposed use of the land is consistent with surrounding homes in the immediate area.

- D. That the proposed use will not be injurious to the reasonable use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood.

PRELIMINARY STAFF FINDINGS:

- There is nothing to suggest that the proposed use will be injurious to the reasonable use and enjoyment of other properties in the immediate vicinity or substantially diminish or impair property values within the neighborhood.

- E. The proposed use at the specified location will not significantly adversely affect the use and development of adjacent and nearby properties in accordance with the regulations of the district in which they are located. The location, size and height of proposed buildings and other structures, and the operation of the use will not significantly adversely affect the use and development or hinder the appropriate development of adjacent and nearby properties.

PRELIMINARY STAFF FINDINGS:

- Because this use will be solely located within the Thobe property, the

secondary detached garage will have no impact on future development or improvements to other residential lots in this immediate area.

- F. That the exterior architectural appeal and functional plan of any proposed structure will not be so at variance with either the exterior architectural appeal and functional plan of the structures already constructed or in the course of construction in the immediate neighborhood, or the character of the applicable district as to cause a substantial depreciation in the property values within the neighborhood.

PRELIMINARY STAFF FINDINGS:

- What is being proposed is not unprecedented for larger homes and lots located within this area, and appears to fit the existing character of this zoning district.

- G. That adequate utilities, access roads, off-street parking and loading facilities, drainage and/or other necessary facilities, have been or are being provided at the applicant's cost.

PRELIMINARY STAFF FINDINGS:

- All costs associated with this special use request will be borne solely by the applicants.

- H. That adequate measures have been or will be taken at applicant's cost to provide ingress and egress so designed as to minimize traffic congestion in the public streets and avoid hazards to pedestrian traffic.

PRELIMINARY STAFF FINDINGS:

- The city is comfortable that the proposed ingress and egress to the lot will have no negative impact on the safe movement of vehicles and pedestrians.

- I. That the special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulation may, in each instance, be modified by Council pursuant to the recommendations of the Planning Commission.

PRELIMINARY STAFF FINDINGS:

- This is a conforming lot located within the R-3 Zoning District.

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 commented on the recent passing of Mike Kelly, Mary Jo Scalzo and RC Reece.

There being no further business, the Planning Commission adjourned. The public meeting concluded at 5:02 p.m.


CHAIR

ATTEST:


CLERK