

**CITY OF WEST CARROLLTON
PLANNING COMMISSION
SEPTEMBER 3, 2020**

Members Present

Dominic Rinaldi
Roger Gibson
Doug Fields
Sarah Tallet
Kim Hagerman

Members Absent

None

Staff

Greg Gaines, Director of Planning & Community Dev.
Connie Lewis, Planning Secretary

City Council Liaisons

Leanne Nash
Amanda Zennie

City Council Members

None

Mr. Rinaldi called the meeting to order at 6:30 p.m. Following the Pledge of Allegiance, the roll call was taken noting all members present.

APPROVAL OF AGENDA

Ms. Hagerman made a motion with a second by Mr. Gibson to approve the revised agenda. The motion was unanimously approved.

APPROVAL OF MINUTES

Mr. Rinaldi explained that the previously approved minutes of June 18, 2020 had been added to the agenda due to the lack of a second prior to a vote for approval at the July 2, 2020 meeting. There were no additional corrections to the minutes. There was a motion by Mr. Gibson and a second by Ms. Tallet to approve the minutes of the June 18, 2020 meeting as submitted. The motion was unanimously approved.

There was a motion by Ms. Hagerman and second by Mr. Gibson to approve the minutes of the July 2, 2020 meeting as submitted. The motion was unanimously approved.

PUBLIC HEARINGS

There were no public hearings.

DECISION ITEMS

SP-20-2, Imperial Square Subdivision

Mr. Gaines advised that the case has been postponed at the request of the applicant.

CC-20-1, McDonald's Site Plan

Mr. Rinaldi asked if Commission members had any potential conflicts of interest which might jeopardize their ability to render an unbiased decision on the application. Commission members disclosed no conflicts.

Mr. Rinaldi asked if Commission members had any ex parte communications to disclose, including letters, phone calls, e-mails, texts, site visits, and conversations, which might influence their decision on this case. Many Commission members commented that they had patronized the McDonald's restaurant.

Mr. Gaines presented an overview of the staff report dated August 28, 2020 (copies of the staff report and PowerPoint presentation are attached). He stated that due to recent complications while working with the applicant's agent to resolve some issues, a revised resolution containing modifications has been provided to Commission members at their places on the dais.

Mr. Gibson asked Mr. Gaines to describe the changes to the exit-only drive onto Central Ave. Mr. Gaines explained that the delineators would be placed to prevent access to the outside drive-thru lane for vehicles entering from the exit-only access. That would then require vehicles to drive around the building to enter the drive-thru lane as intended.

Mr. Fields stated that he thought he had seen some landscaping being placed around the signs the previous week and asked if shrubs had already been planted. Mr. Gaines said he had not seen them, but could have missed them. Mr. Fields stated that as the landscapers were there cleaning the flower beds, he believed he saw new shrubs being planted. Mr. Gaines stated that he believed the McDonald's site has been a model for the way properties should be maintained and it has been maintained well since 2005, but he has noticed a decline the past couple of years which may coincide with the new ownership.

Mr. Gibson asked if there was a three-month time period for the project. Mr. Gaines said he would like the applicant's agent to address that question. Mr. Gaines also confirmed that the remodel entailed both exterior and interior renovations.

The applicant, Vanessa Stickel with Permit Solutions, advised the Commission that McDonald's was in agreement with everything Mr. Gaines shared with them. She said in answer to previous questions she could advise that the project would begin in mid-October and will take approximately three weeks at most. The drive-thru will remain open but the lobby has been closed due to the pandemic.

Mr. Fields asked if they had given any consideration to outside dining. She replied she was not aware of that being proposed.

Ms. Hagerman asked if the ingress/egress issue was a McDonald's concern or was it a city concern. Ms. Stickel advised that Mr. Gaines had brought up the subject when meeting with them. She said to her knowledge there had been no issues of which she was aware. Ms. Hagerman commented that it has been somewhat problematic during heavy traffic times. Ms. Stickel said that they believe that the delineator would help alleviate some of the problem. She said that the delineator will not impact entry to the drive-thru. It will only block the outside lane so that if someone is coming in the wrong way, or even from the correct entrance, they cannot shortcut and pull right in front of the menu board, and will have to circulate around the building to get to the drive-thru lane.

Mr. Gibson asked if the delineators are durable if hit by a vehicle. Ms. Stickel said that she thought that they were but that McDonald's would be willing to replace any that were damaged.

There were no further questions or comments from Commission members.

There was a motion by Mr. Gibson and second by Mr. Fields to approve Revised Resolution #CC-20-1 with the stated conditions. Roll call vote was unanimous for approval.

DISCUSSION ITEMS

Report by the Director

Mr. Gaines stated he did not have a report for Planning Commission.

Mr. Fields asked Mr. Gaines if he knew when the water line project on N. Elm St. would be finished. Mr. Gaines stated that he believed it was in October.

Mr. Fields said that the trees had been removed from the boxes but asked when the boxes would be removed on the corner. Mr. Gaines replied that the water project would be completed in October, then the underground electric would be installed, and asked if the concrete planter boxes had been removed along Elm St. Mr. Fields stated that they had been removed toward the hair salon, but the larger ones toward Central Ave. have roots sticking up from the ground. Mr. Gaines advised that trees would be planted after the underground electric is installed, and the remaining projects would be completed in 2021.

Mr. Gaines stated that the Public Relations Coordinator had sent emails and mailed letters to the Elm St. merchants to advise of the forthcoming improvements. He said if Mr. Fields or other merchants did not receive the letter to advise the city and another notice would be sent. Mr. Gaines said there was also a press release in the newspaper.

Mr. Gibson and Mr. Fields commented some of the traffic signs near the sidewalk have been removed since the road striping has been completed.

Mr. Gaines said that he asked the Service Director to communicate as much as possible with the Elm Street businesses during the phases of construction.

Mr. Gibson asked how Miami Valley Sand had been doing as a result of the pandemic. Mr. Gaines said he heard that they were doing very well.

Mr. Gibson said he believed it is a shame that the red-light cameras are no longer operation because he has seen many near miss accidents at various locations.

In response to other questions, Mr. Gaines noted that 1) there was no new information to report on the Carrollton plaza property; 2) he did not know when the water tower would be moved from the corner of Elm and Central; 3) there may be some interest in a portion of the former Fraser property; 4) Mr. Gaines confirmed that he recommended to Mr. Gibson that he recuse himself from the upcoming case involving the new school building due to a potential conflict of interest; 5) the city is doing better than expected financially due to the Covid-19 pandemic, but revenue is still down.

Briefing by City Council Representatives

Ms. Nash stated that from the standpoint of the pandemic, she personally felt that the city was doing fairly well and she did not feel that the city was going backwards.

Mr. Gibson asked if the former Carrollton Plaza property has been turned over to the Montgomery County Land Bank. Ms. Nash replied that she was not sure. Mr. Gibson commented that he had noted drive-in movies were making somewhat of a comeback and that that property may make an ideal spot.

Ms. Nash stated that an event had been scheduled called Freedom Tour that would have had over 1,500 spots to reserve for the event. However, it had to be cancelled due to Department of Health requirements. She said that it may be possible some time in the future for similar events if the land had not sold.

Mr. Gibson stated that he had noticed that his mail has been delayed recently and he is concerned about it. However, he is thankful for the West Carrollton Post Office and the employees working there. Mr. Rinaldi commented that the Post Office was never designed to be profitable.

Ms. Zennie commented that there may be a little hope that moving the water tower could change. Council is still pursuing developing the area and looking at every opportunity.

Mr. Gibson asked if there had been any interest in the former Chase Bank on Central Ave., and Mr. Gaines stated that the city was not aware of any proposed tenants.

Mr. Gaines reported that the proposed coffee shop on W. Main St. was continuing.

Unscheduled Business

There was no unscheduled business.

Next Meeting

The next Planning Commission meeting is scheduled for September 24, 2020 at 6:30 p.m.

COMMENTS BY THE AUDIENCE

There were no comments by the audience.

ADJOURNMENT

There being no other business, there was a motion by Ms. Hagerman and second by Mr. Gibson to adjourn the meeting at 7:40 p.m. The vote was unanimous to adjourn.

Chair *Quinn Lambert* Secretary *Douglas Felds*
Date 10/1/2020 Date 10/1/2020