

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO January 14, 2020

Meeting	Chairman Andrew Thornbury called the meeting of the Tipp City Planning Board to order at 7:30 p.m.
Roll Call	Roll call showed the following Board members present: Andrew Thornbury, Jamie DeSantis, Vonda Alberson, and Jeff Sebor. Others in attendance: Community Development Director Matt Spring, City Planner/Zoning Administrator Colin Carville, Board Secretary Laura Tobias, and Notary Kelly Rowlands. Those signing the register were Mike Jackson and Joe Bagi.
Excuse absent Board Member Huffman	Ms. DeSantis moved to excuse the absence of Ms. Huffman. Mr. Sebor seconded the motion. Motion passed 4-0.
Returning Member Swear In	Ms. Rowlands swore in returning Board Members Jamie DeSantis and Jeff Sebor.
Election of Officers – Chairman & Vice Chairman	Ms. Alberson nominated Mr. Thornbury for Chairman. Ms. DeSantis seconded the motion. Mr. Thornbury accepted the nomination. Motion passed 3-0-1. Mr. Thornbury nominated Ms. DeSantis for Vice Chairman. Ms. Alberson seconded the motion. Ms. DeSantis accepted the nomination. Motion passed 3-0-1.
Approval of Minutes – December 10, 2019	Mr. Sebor moved to approve the minutes of the December 10, 2019 meeting as written. Ms. Alberson seconded the motion. Motion passed 4-0.
Items Not on the Agenda	There were no comments on items not on the agenda.
Administration of Oath	Ms. Tobias swore in citizens, Mr. Spring and Mr. Carville.
<u>New Business</u> Public Hearing- Zoning Map Amendment- David M. Scherer- Compass Development Group for Dollar General- 3285 S CR 25A	Ms. DeSantis moved to open the Public Hearing. Ms. Alberson seconded the motion. Motion passed 4-0. Mr. Carville presented the following staff report to the Planning Board: This Public Hearing is being conducted pursuant to a requested zoning map amendment (rezoning) for the property located at 3285 S CR 25A whereby the zoning would be changed from GB – General Business Zoning District (interim) to HB – Highway Business Zoning District (permanent) as follows: <u>Address:</u> 3258 S CR 25A, <u>Area:</u> 1.355 acres, <u>Present Zoning:</u> GB-General Business (interim), <u>Proposed Zoning:</u> HB-Highway Business (permanent).

As noted at the October 8, 2019 Planning Board meeting, 3285 S CR 25A (± 1.355 acres) was in the process of being annexed in to the City of Tipp City. An interim zoning designation of GB – General Business Zoning District (interim) was set at the 10/8/19 meeting.

On December 16, 2019 City Council accepted the petition for annexation for 3285 S CR 25A (Ord. 30-19) into the City of Tipp City.

Code §154.04(C)(2) states: Within three months after the effective date of the annexation the Planning Board shall recommend the appropriate permanent zoning districts for such area to City Council, and the map shall be amended according to the prescribed procedure set forth in §154.03(C).

Staff notes that the Future Land Use Map of the current Comprehensive Plan designates his property as “Commercial Node.”

Regarding Commercial Nodes, the Comprehensive Plan states: Tipp City’s commercial nodes are characterized by single- or multi-tenant commercial centers located at major intersections and along major thoroughfares in the City. They are typically adjacent to Suburban Neighborhoods and provide for the everyday goods and services needed by the residents in these neighborhoods, or at a larger scale, for the region. While these centers are typically automobile oriented, there is expected to be a focus on providing more walkable or bikeable connections to/from the surrounding neighborhoods.

Surrounding Zoning Districts, (as shown on Attachments E & F) consist of:

- North – I-1 – Light Industrial (Miami County)
- South – HB – Highway Business
- East – I-1 – Light Industrial (Miami County)
- West – B-1 – Highway Business (Miami County)

Regarding the purpose of the proposed HB – Highway Business Zoning District, Code §154.04(E)(8)(a) states: The district is intended to provide for intense commercial and office development in close proximity to the interstate and high volume thoroughfares that can provide needed goods and services to residents of the city, region, and beyond. Such district is most appropriately located adjacent to freeway interchanges and intersections of major thoroughfares.

Mr. Carville recommended, based on the requirements of Code §154.04(C)(2) regarding recently annexed property, the recommendation of the Comprehensive Master Development Plan text and map, the stated purpose of the HB – Highway Business Zoning District noted in code §154.04(E)(8)(a), and the review criteria for Zoning Map amendments, that the Planning Board forward a positive recommendation to City Council of HB – Highway Business Zoning District for 3285 S CR 25A, 1.355 acres.

Mr. Thornbury asked if audience members had any comments. There were no comments.

Ms. DeSantis moved to close the Public Hearing. Ms. Alberson seconded the motion.
Motion passed 4-0.

Mr. Thornbury asked for Board Member discussion.

The Board discussed whether or not this change would lead to a tall Dollar General sign.

Mr. Carville stated that particular company doesn’t often have extremely tall signs. Mr. Sebor agreed.

Ms. DeSantis moved to forward a positive recommendation to City Council of HB-Highway Business Zoning District for 3285 S CR 25A, 1.355 acres, seconded by Mr. Thornbury. Motion passed 4-0.

Old Business

There was no old business to discuss.

Miscellaneous

City Council Reports

December 16, 2019

Due to Ms. Huffman's absence, there was no report on the December 16, 2019 City Council Meeting.

January 6, 2020

Mr. Thornbury reported there were several new and returning members appointed to the various City Boards.

Upcoming City Council Meetings

January 21, 2020

Ms. Alberson will attend the January 21, 2020 meeting.

February 3, 2020

Ms. DeSantis will attend the February 3, 2020 meeting.

February 18, 2020

Mr. Sebor will attend the February 18, 2020 meeting.

Board Member Comments

There were none.

Adjournment

Ms. Alberson moved for the meeting to be adjourned. Ms. DeSantis seconded the motion. Mr. Thornbury declared the meeting adjourned at 7:45 pm.


Andrew Thornbury, Planning Board Chairman

Attest: 
Laura Tobias, Acting Board Secretary