

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO March 10, 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 Matthew Spring, City Planner/Zoning Administrator Colin Carville, Board Secretary Dawn Gross. Those signing the register were Melissa Larson Jackson, Brad Lovallen, Tony Lapinski, John Brabander, Mike McFarland, Mike Jackson and Paul Furtaw.
Excuse absent Board Member Liddy	Ms. DeSantis moved to excuse the absence of Mr. Liddy. Ms. Alberson seconded the motion. Motion passed 4-0.
Approval of Minutes – January 14, 2020	Mr. Sebor moved to approve the minutes of the January 14, 2020 meeting as written. Ms. DeSantis seconded the motion. Motion passed 4-0.
Items Not on the Agenda	There were no comments on items not on the agenda.
<u>New Business</u> Larson Properties, LLC – Special Use – Vacant Land S. Kinna Drive – Code 154.03(D)(5) & 154.04(G)(24)	Mr. Carville presented the following staff report to the Planning Board: The applicant is seeking a Special Use Permit from the Planning Board for the proposed establishment of a new TLG Peterbilt dealership at the vacant lot of Inlot 4209 on Kinna Dr. <u>Proposed Use</u> The applicant has indicated that this facility, similar to other TLG Peterbilt dealerships, will be the sale, leasing, repair and storage of semi tractors and other related heavy equipment and machinery. There are roughly 24 TLG Peterbilt facilities nationwide, with two other locations in Ohio. The closest location is in Huber Heights. Staff notes that Table 154.04-3 indicates that Machinery and Heavy Equipment Sales, Leasing, Repair, and Storage are considered a Special Use within the LD – Legacy Development District requiring Planning Board review and approval per §154.03(D)(4). <u>General Requirements – Special Use Review Criteria – 154.03(D)(5)</u> Decisions on a special use review shall be based on consideration of the following review criteria. All special uses shall be subject to review under the criteria of this section, as applicable, and may be subject to additional use-specific standards. (a) The proposed special use is established as a special use (may be a principal or accessory use) permitted in the applicable zoning district; It is the opinion of the staff that this proposed business is substantially similar to the Special Use Machinery and Heavy Equipment Sales, Leasing, Repair, and Storage.

(b) The proposed use is consistent with the spirit, purpose and intent of the comprehensive plan and the general purpose of this code as established in §154.01(A); **It is the opinion of the staff that the proposed business is consistent with the spirit, purpose and intent of the comprehensive plan and the general purpose of the Zoning Code.**

(c) The proposed use complies with any use-specific standards as may be established for the use;
The applicant has agreed to the standards set forth in code 154.04(G)(24).

(d) The proposed use shall be adequately served by essential public facilities as listed in Section §154.01(E)(2);
It is the opinion of the staff that the proposed business would be adequately served by essential public facilities.

(e) Any building or structure constructed, reconstructed, or altered as part of a special use in a residential zoning district shall, to the maximum extent feasible, maintain the exterior appearance of residential buildings of the type otherwise permitted and shall have suitable landscaping, screening, and fencing wherever deemed necessary by the Planning Board;
N/A. The proposed Special Use is not in a residential zoning district.

(f) The proposed use will comply with all applicable development standards, except as specifically altered by the Planning Board in the approved special use;
No official site plan has been submitted but applicant has expressed a willingness to abide by all Tipp Cite Codes.

(g) The proposed use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area;
Based on the application material, it is the opinion of the staff that the proposed business would be harmonious with the existing/intended character of the general vicinity, and that the use would not significantly change the character of the same area.

(h) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors;
Based on the application material, it is the opinion of the staff that the proposed business would not involve activities that would be detrimental to the area.

(i) The circulation on and access to the property shall be so designed as not to create an interference with traffic on surrounding public thoroughfares;
It is the opinion of staff that the creation of a new TLG Peterbilt would not generate enough new trips to warrant a traffic study or large interference with traffic.

(j) The design of the buildings, structures, and site will not result in the destruction, loss or damage of a natural, scenic, or historic feature of major importance;
N/A. No construction currently proposed for the proposed Special Use.

(k) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district; and
It is the opinion of the staff that the proposed business would not impede the normal and orderly development and improvement of the surrounding property.

(l) Wherever no specific areas, frontage, height, or setback requirements are specified in provision for a specific special uses, then such use shall be subject to the site

development standards for the applicable zoning district.

No official site plan has been submitted but applicant has expressed a willingness to adhere to all Tipp City Codes.

Specific Requirements – Automotive Repair (Heavy) Code § 154.04(G)(24)

(24) Automotive Repair (Heavy)

The following standards shall apply to any automotive repair (heavy):

(a) A heavy automotive repair establishment shall be subject to the same requirements as an automotive service station as established in § 154.04(G)(25).

(b) The storage of non-operational vehicles for longer than 1 week shall be permitted if stored in the rear yard and screened by a solid wall or fence with a minimum height of 6 feet.

(c) The principal building shall be set back a minimum of 100 feet from any adjacent residential lot. Parking for the storage of vehicles, whether operational or non-operational, shall be set back a minimum of 50 feet from any adjacent residential lot.

Additional Notes.

The applicant is pursuing approval of the Special Use Permit by Planning Board before purchasing Inlot 4209 to begin development.

Mr. Thornbury asked for questions of Mr. Carville, there were none.

Mr. Thornbury asked if there were any neighbor questions or complaints, there were none.

Mr. Thornbury stated he did not see an official site plan had been submitted.

Mr. Carville said "No."

Mr. Thornbury asked if the applicant was in the audience and if they would like to come forward to add any information.

She said she did not have anything to add.

Ms. Alberson said, "Since we have a preliminary site plan, one of the specific requirements has to do with screening, if non-operational vehicles are stored for longer than a week is it anticipated that things will be stored for longer than a week and screening will be necessary, or do we know that yet since this is just a preliminary?"

Mr. Carville answered, "I think this is just preliminary. The applicant may be able to answer that."

Melissa Larson Jackson; 9107 Zorr Road, Loveland, Ohio.

Ms. Larson Jackson answered, "We don't normally store equipment long term, and it is just like a car dealership. Most of the equipment that we would have on our lot would be equipment that comes in for service work. Usually in and out in a couple of days."

Mr. Thornbury asked, "Is the primary function of the facility going to be for sales or for repairs or is it evenly split?"

Ms. Larson Jackson replied, "It would be equally. It would primarily be new truck sales, some leasing and rental business and part sales and in-service work."

Mr. Thornbury asked for further discussion by the Board, there was none.

Ms. DeSantis made a motion to grant a Special Use Permit for Larson Properties, LLC

Anthony
Lapinski – Inlot
4336 – 645
Kerr Road –
Site Plan
Review

based on the requirements of Code §154.03(D)(5) and 154.04(G)(24), seconded by Mr. Sebor. Motion passed 4-0.

Mr. Carville presented the following staff report to the Planning Board:

On December 17, 2019, Meijer, Inc. submitted a site plan to the City of Tipp City for the proposed development of 645 W Kerr Rd. The roughly ± 160.304 acres was annexed into Tipp City and zoned as Light Industrial earlier in 2019. Accordingly, the applicant seeks Planning Board site plan approval for a new ± 373,000 sq. ft. distribution center with associated employee and trailer parking and associated utilities and storm water management facilities.

Per Code 154.04(H)(4), the site development regulations are as follows:

- (C) Site development regulations.
 - (1) Lot requirements.
 - (a) Minimum lot area: none
The area of the proposed lot contains ± 160 acres
 - (b) Minimum lot frontage: 100'
The proposed frontage is ± 581.3' (Kerr Rd.)
 - (2) Yard requirements.
 - (a) Minimum front yard setback: 50'
The proposed front yard setback is ± 1,311'
 - (b) Minimum rear yard setback: 50'
The proposed rear yard setback is ± 445'
 - (c) Minimum side yard setback: 50'
The right side yard setback is ± 719'
The left side yard setback is ± 700'
 - (3) Structural requirements.
The maximum building height is 85'
The height of the proposed structure is 85'

Parking

The standard parking requirements for the proposed use are delineated in Code Table §154.10-2 Off-Street Parking Standards For Selected Industrial Uses, which states:

1.0 space per 2,000 square feet

The proposed distribution center is 373,000 feet. Therefore, the distribution center will require 187 parking spaces (373,000/2,000=186.5 parking spaces.) In the proposed plans, Meijer's site will have 219 parking spaces, which will include seven handicapped spaces in accordance with Federal ADA law.

Tipp City Code Table §154.10-3 requires parking spaces at 90° be a minimum of 9.5' x 18'. The proposed plans show Meijer has provided spaces of 9.5' x 20'.

The off-street parking area will be surfaced with asphalt concrete and include 6" barrier curb about the perimeter except as noted below.

Loading

Code does not require a specific number of loading spaces. In total, Meijer will have roughly 493 truck loading dock/parking spaces. Meijer fulfills all of Code §154.10(C)(7)(b) pertaining to the design standards of the spaces.

Ingress & Egress

According to Code §154.10(G)(2)(a), a Traffic Impact Analysis (TIA) is required if a proposed development will generate in excess of 250 new trips per acre per day. The proposed development will create 54 jobs, thus making roughly 108 new trips. Semi-trailer

trucks will be redirected from the current Meijer facility to the new proposed distribution center. This redistribution will not generate an increase in truck flow according to Meijer. Due to the traffic pattern changes to the roadway network Meijer will coordinate with City staff to develop a traffic study that reflects the additional trips generation and the redistribution of traffic to determine if any improvements are needed to maximize the efficiency of the roadway network.

On the original proposal, Meijer hoped to filter traffic through Kerr Rd. (a county road). However, traffic will now be filtered through Abbott Park Way meaning county approval is no required. ODOT believed Meijer intended to develop the entire ± 160 acres and had concerns of the need for a TIA. For this proposed site plan, Meijer is only partially developing the 160 acres with future developments down this road. It is the opinion of staff that a TIA is not required for the approval of this site plan. Meijer acknowledges ODOT's concerns and Meijer's engineer will be performing a complete regional Traffic Impact Analysis within three months concerning the proposed development and future developments for the 160 acres and the potentially impacts to the roadway network. Coordination with all jurisdictional stakeholders (City, ODOT, Miami County Engineer) will determine the scope of the regional study.

Landscaping

The applicant has provided a landscaping plan (attachment "H") that provides the perimeter and interior required landscaping. Meijer will be planting 64 trees as well as 24 perennials. The proposed site landscaping provides the vegetation as follows:

Name	Planting Size	Quantity
Trees		
White Oak	3" caliper	14
Thorn less Honey Locust	3" caliper	14
Norway Spruce	8'	12
Douglas Fir	8'	11
American Redbud	3" caliper	8
Red Maple	3" caliper	5
Perennials		
Ruby Stella Daylily	3" caliper	24

The balance of the entire site will be seeded with grass seed and strawed.

Lot Lighting

The applicant has provided a photometric diagram (Attachment "D") which indicates that the lot will be provided with an average of 2.898 foot-candles (lumens) across the off-street parking area in accordance with Code §154.07(B)(2)(c).

A combination of light poles with mounted lights will provide the lot lighting as follows:

- (4) 4-90 degree LED pole lights (20' tall).
- (76) Single LED pole lights (20' tall).
- (16) Single LED pole lights (15' tall).
- (12) Back to Back LED pole lights (20' tall).
- (2) 3-90 degree LED pole lights (25' tall).

Staff notes that the level of illumination shall be low to present a soft and subdued appearance to the property. The beam spread of the light fixtures shall be designed so that the effect on adjacent properties shall be minimal. The beam spread of the light fixtures shall also be designed so as not to appear as glare from the public right-of-way.

Easements

- 20' utility easement on the north property line
- 10' utility easement on the south property line
- 20' utility easement on the east property line
- 10' utility easement on the west property line

Staff notes that there is an additional easement to the north for storm water conveyance for Meijer's north campus as well as an easement to the west and south for storm water conveyance from the public roadway and adjacent parcels to maintain the natural drainage pattern of the site. The cul de sac at the end of Abbott Park Way will be private but will include an ingress/egress easement for trucks and vehicles to turn around. All easements are shown in attachment J.

Storm Water

The facility will provide a storm water detention basin to the northwest part of the development. Additionally, it will have two storm water drainage swales to the north and south of the property. Contractual City Engineer Mike Murray P.E. is reviewing the storm water calculations provided by the applicant. Due to the connection with the public roadway, the final storm water calculations will be approved at a later date with the completion of the coordination of all improvements.

Staff notes that prior to the issuance of a Final Certificate of Occupancy by the City of Tipp City, the detention basins, its pipes, and appurtenances are to be as-built and a certification by a Professional Engineer is to be provided to the City stating the detention basin was constructed in accordance with the design and will operate in conformance with the City of Tipp City rules and regulations.

Recommendation:

Staff recommends approval of the site plan pending final coordination of all improvements with all jurisdictional stakeholders along with state and local incentive approval.

Mr. Thornbury asked for questions of Staff.

Mr. Sebor asked, "What use is the requirement for the 187 spaces based upon?"

Mr. Carville answered, "I believe it is based on the size of the building. It assumes how many employees would be there."

Mr. Sebor stated, "It seems there would be a fairly large office component to this structure. I think we will want to watch to make sure there is ample parking. The application even sites 160 employees so it would be close. I guess I am believing that the truck trailer parking is not vehicular parking. I think if we base the requirement on select industrial use, this may be a little bit heavier office component."

Ms. DeSantis added, "They are putting 219."

Mr. Sebor said, "I was thinking there was 187 provided."

Mr. Carville said, "Yeah, the requirement per code would be the 187 and Meijer is providing 219."

Mr. Sebor said, "There is buffer then if there is going to be 160 employees anticipated."

Mr. Thornbury added, "I think they are talking 154 potential employees."

Mr. Carville added, "There will be 54 new employees at the new building. The total will be

a little different, but those employees will be re-distributed from the old building.”

Mr. Sebor stated, “The bottom of page 1 of the application says the facility is anticipated to employ approximately 160 employees. I assume that is the facility we are talking about.”

Mr. Carville said, “Correct.”

Mr. Sebor commented, “I would like to make a general comment, I appreciate the completeness of the application. It is obvious that Meijer and consultants have done a nice job understanding what needs to be submitted and understanding the Codes and Ordinances.”

Mr. Thornbury stated, “To somewhat clarify, if the facility is anticipated to employ approximately 160 employees, but they are saying that the proposed will create 54 jobs, but the traffic impact analysis is required for anything more than 250 new trips per acre per day, but this whole site is new acreage wont the 160 employees generate over 250 daily trips?”

Mr. Carville responded, “It will be the number of new employees that would be there, so that is why we differ to the 54 number, rather than the 160.”

Mr. Sebor asked, “Is that actually typed correctly in the ingress/egress paragraph, so the site would allow up to 250 new trips per acre per day, so it would be 250 times 160 acres.”

Mr. Carville answered, “That is actually taken directly from the Code.”

Mr. Thornbury asked the applicant to come forward.

Mr. Anthony Lapinski; 6749 Forrest Valley Drive, Grand Rapids, MI.

Mr. Paul Furtaw 7050 W. Saginaw, Lansing, MI.

Mr. Lapinski began, “Nothing to add, just excited to continue Meijer’s growth in Tipp City. Looking forward to a very successful project here. I appreciate the Staff and Mr. Spring’s support as we move through all the planning work with the town. It has been an excellent experience so far. Thank you.”

Mr. Thornbury asked, “I see you plan to title this 807?”

Mr. Lapinski responded, “Yes.”

Mr. Thornbury asked, “What is the intended primary use for the building?”

Mr. Lapinski answered, “It will be grocery distribution. Dry grocery specifically, there will be no freezer or cooler space in this new facility.”

Mr. Sebor asked, “Will the main warehouse portion utilize automated rack storage possibly?”

Mr. Lapinski responded, “Correct.”

Mr. Thornbury asked for further questions or the applicants, there were none.

Mr. Thornbury asked if there were any citizens wishing to be heard on this matter, there were none.

Mr. Thornbury asked if there were any neighbor comments or complaints, there were none.

Mr. Sebor moved to recommend approval of the site plan pending final coordination of all improvements with all jurisdictional stakeholders along with state and local incentive approval. Also add vetting the storm water and domestic and firewater connections based on engineering approval so as to maintain adequacy, Ms. Alberson seconded the motion. **Motion passed 4-0.**

Old Business

There was no old business to discuss.

Miscellaneous

City Council
Reports

January 21,
2020

Ms. Alberson reported approval of the Ordinance for Cedar Grove Phase 3 and the first reading of the re-zoning of the Dollar General property.

February 3,
2020

Ms. DeSantis reported Mr. Ryan Liddy was appointed to the Planning Board.

February 18,
2020

Mr. Sebor reported approval of the Ordinance to amend the Zoning Code for the Dollar General.

March 2, 2020

Mr. Thornbury reported an amendment to the Zoning Code for Inlot 4361 which changed the Master Development Plan. Two new members were appointed to the Community Reinvestment Area Housing Council.

Upcoming City
Council
Meetings

March 16, 2020

Mr. Thornbury will attend the March 16, 2020 meeting.

April 6, 2020

Ms. Alberson will attend the April 6, 2020 meeting.

April 20, 2020

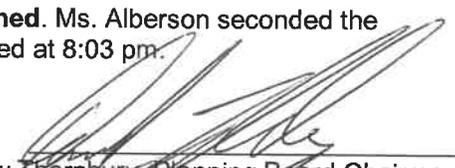
Ms. DeSantis will attend the April 20, 2020 meeting.

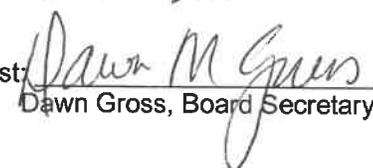
Board Member
Comments

Mr. Thornbury stated he would like to notate that Item 2 the swearing in of Mr. Liddy will be moved to Planning Board's next meeting.

Adjournment

Ms. DeSantis **moved for the meeting to be adjourned.** Ms. Alberson seconded the motion. Mr. Thornbury declared the meeting adjourned at 8:03 pm.


Andrew Thornbury, Planning Board Chairman

Attest: 
Dawn Gross, Board Secretary