

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO May 12, 2020

Meeting Due to the COVID-19 outbreak and Ohio's stay-at-home order. The Planning Board held its May 12, 2020 meeting using GoToMeetings a remote meeting platform, Andrew Thornbury, Vonda Alberson, Jamie DeSantis, Jeff Sebor and Ryan Liddy all dialed in using the GoToMeetings meeting system.
City Staff in attendance included City Planner/Zoning Administrator Colin Carville and Board Secretary Dawn Gross.

Other participants who dialed into this meeting include: Rick Mosier, Nancy Bowman, Ben Mosier and Linda Parsons.

Chairman Thornbury called this meeting of the Tipp City Planning Board to order at 7:30 p.m.

Approval of Minutes – March 10, 2020

Mr. Sebor **moved to approve the minutes of the March 10, 2020 meeting as amended to reflect Mr. Liddy as not being present.** Mr. Thornbury seconded the motion. **Motion passed 5-0.**

There were no comments on items not on the agenda.

Items Not on the Agenda

Ms. Gross swore in citizens and Mr. Carville as they spoke.

Administration of Oath

Ms. DeSantis moved to open the Public Hearing. Mr. Sebor seconded the motion. **Motion passed 5-0.**

New Business
Public

Hearing 6200 S Co Rd 25A – Zoning Map Amendment (rezoning)

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

The applicant seeks a Zoning Map amendment for the property located at 6200 S. Co. Rd. 25A. Accordingly, on May 5, 2020, the Tipp City Zoning Administrator set a Public Hearing for this evening to review this request. This Public Hearing was set administratively with public notice published pursuant to law.

The applicant requests that the Planning Board would forward a positive recommendation to City Council regarding a zoning map amendment (rezoning) for the property located at 6200 S. Co. Rd. 25A whereby the zoning would be changed from OS – Office Zoning District to R-3 – Multi-Family Residential District as follows:

<u>Inlot</u>	<u>Area</u>	<u>Present Zoning</u>
Pt IL 3601 TR 5	±13.997 Acres	OS – Office Service

Proposed Zoning
R-3 – Multi Family Residential

Comprehensive Plan

The Future Land Use Map (Map 2) of the Comprehensive Plan designates 6200 S. Co. Rd. 25A as "Business Park". Regarding the "Business Park" designation, the Comprehensive Plan states:

Business parks will provide a major employment base for Tipp City and the surrounding region including increasing the opportunities to provide a higher level of in-town employment options for

City residents. Typical uses will include professional offices and limited retail and restaurant uses to support a range of professional activities in a campus or park like setting.

Proposed Use

The intended use for the property at 6200 S Co Rd 25A is to develop smaller footprint patio homes to accommodate older residents and empty nesters. There will be 5-6 homes together (attached) with each individual home deeded to the owner(s). The yards, landscaping, and roofs will be taken care of by the HOA. This will give the homeowners a maintenance free lifestyle. The applicant is seeking the new rezoning of this property because they believe there is a strong need for this type of housing in Tipp City and Tipp City does not have anything to meet this type of demand.

Adjacent Zoning

North – CD – Conservation District
South – R-1A – Suburban Residential/ PD – Planned Development

East – OS – Office Service
West – PD – Planned Development
Fieldstone Subdivision

Use

Single Family
Home/Randall
Residence

Review Criteria - § 154.03(C)(5)

Recommendations and decisions on zoning text or map amendment applications shall be based on consideration of the following review criteria. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- (a) The proposed amendment is consistent with the comprehensive plan, other adopted city plans, and the stated purposes of this code;
- (b) The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
- (c) The proposed amendment will promote the public health, safety, and general welfare;
- (d) The proposed amendment, if amending the zoning map, is consistent with the stated purpose of the proposed zoning district;
- (e) The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated; and/or
- (f) The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract.

Recommendation

The Future Land Use Map of the Comprehensive Plan describes this parcel as "Business Park". The intended use of this property does not fall into the standards and expectations of the "Business Park". However, the adjacent land usage on the west side of County Road 25A does not fit the definition of "Business Park". There is a conservancy district, single-family home, assisted living facility, church and residential subdivision.

Mr. Thornbury asked for questions for Mr. Carville.

Mr. Sebor thanked Mr. Carville for putting together a well explained report.

Ms. Alberson asked, "Is there a quantity of homes, I don't see anything documented here?"

Mr. Carville responded, ""They are in the early stages of planning. Right now it is just a rough proposal."

Mr. Thornbury asked the applicant to if he had anything else to add.

Ben Mosier, UpNorth Construction; 5246 S Co Rd 25A, Tipp City, Ohio.

Mr. Mosier began, "We are proposing to develop the lands on 25A. Our plans are to develop a high end patio home type of community. We would build 5-6 units together. Each unit would be individually deeded and it would be more for the maintenance free lifestyle for the homeowners. We are estimating the price range to be anywhere from \$250,000.00 - \$350,000.00. As far as the question about the number of units, we do not have a number at this time, we are waiting for the engineering and how much detention area will be needed before we can determine a number of units.

Mr. Sebor asked, "The site plan that was included in our packet shows the number of lots that are approximately a half acre in size, are you picturing to stretch or space these out more?"

Mr. Mosier answered, "What we have proposed is set up for 3 unit lots, but we would ultimately like to do 4 or 5 units so we can utilize the space more. This is just an idea right now.'

Mr. Thornbury asked for further questions, there were none.

Mr. Thornbury asked if there were any citizens on the phone that would like to speak, there were none.

Mr. Thornbury asked Ms. Gross to read into record the two letters that were sent in for the meeting.

May 6, 2020

Tipp City Government Center
Community Development and Revitalization Department
Planning and Zoning Department



This letter is in response to the letter of April 29, 2020 concerning the amendment for 6200 South County Road 25A, requested by UpNorth Construction to change the zoning from the present OS (Office Service) to R-3 (Multi Family Residential). As the only residential property owner in the immediate area, I strongly oppose this change of zoning to Multi Family Residential. After extensive research and professional opinions, following are my listed reasons for opposition.

- My residence was built in the early 1800's. To state that multi residences would enhance the value of my property would be entirely false. I spoke with a realtor who stated that multi residences would devalue my property.
- Multiple Family Residential areas increase the probability of crime.
- Multiple Family Residential increase the probability of drug use and trafficking.
- Being 'in' the city limits but also 'out' of the city limits, police surveillance would not be what was needed for multiple dwellings.
- Multiple dwelling tenants typically do not care for their homes as diligently as people who have sacrificed to invest in a home, therefore the landscaping and surrounding areas tend to be less maintained, resulting in a less desirable area visibly.
- Multiple units themselves tend to deteriorate faster than single owned residences, resulting in less desirable living conditions and value.

My husband and I have lived in this home for over 16 years. During that time, we have invested years of physical labor, extensive cost, as well as paying property taxes, to make it what it is today. Of course, I have an emotional tie to this home and its surroundings. This is where we became empty nesters, grandparents, and where my husband died. I have been active in contributing to Tipp City by renting space in local establishments for over 15 years. It is a beautiful historic home with history tied to Tipp City. The personality of Tipp City is a historic, homey, family friendly town. Multiple dwellings in no way represent these qualities. Through the years, we have had over 100 people come to our property – most we did not know – to tell us how much they loved our house and property and how we have enhanced it. I would ask that each and every one of you drive out to my home at 6320 SC 25A, pull in the driveway, and sit for a moment viewing the surroundings, and then ask yourself – would YOU want to have the zoning changed to R-3 if you lived here?

I strongly oppose the changing of the exciting OS zoning to R-3. I respectfully ask you vote to oppose the change.

Sincerely,
Emilie Leshner
6320 SC 25A



FROM Fieldstone Partners LLC
511 Flagstone Way
Tipp City OH 45371

DATE May 11 2020

TO Tipp City Planning Board
Members of Tipp City Council
Matthew Spring-Community Development Director

RE Zoning change

Ladies and Gentleman

Fieldstone Partners LLC has been notified that a request for a zoning change has been submitted for a parcel of ground in the City of Tipp City (reference 6300 S County Road 25A) that abuts our PUD Fieldstone Place. The request is to change from the current classification OS (Office Service) to R-3 (multifamily). We would like to share our concerns.

When we were analyzing how to proceed with our project, we reviewed the zoning districts to the east of our parcel. We did not feel that the current zoning of 6300 S County Road 25A would have a negative impact on our high end patio homes since it was not a residential multi-family classification. It was our understanding that permitted uses in the OS classification would require consideration of a buffer (perhaps green space) between the OS and our adjacent residential parcel.

The R-3 multifamily zoning classification has no requirement for buffering or green space between that parcel and adjoining single family neighborhoods.

It is also our understanding that the current OS zoning classification is the result of a comprehensive zoning plan that was adopted by the City of Tipp City. This request is contrary to that plan.

This change to R-3 allows rental units (apartments). There are few, if any, architectural, size or type restrictions for the protection and betterment of the area. What may be presented as a concept for use of the parcel may or may not happen due to economic and market conditions.

We respectfully request your consideration of these points as you make your decision.

J Michael Dungan
Managing Partner

Mr. Thornbury asked for questions of Ms. Gross or the applicant from Board Members, there was none.

Mr. Thornbury asked for questions from audience members, there were none.

Mr. Mosier asked to make a statement, "As far as Mrs. Leshler's letter, I think she is looking at this

as we are putting in low end rental properties and that is not our intent at all. The other thing that she would have to look at too is we could put a bunch of businesses right by her home and that would not be nearly as fitting right next to her house. There is a nursing home literally in her back yard. As to the Fieldstone Property Manager, I understand your concern, but then again our intention is not to put singles on this property whatsoever. I understand the zoning requires multi-family but we are simply building houses that are going to be sold. I'm not sure how familiar you are with Troy but they are doing a similar type of build like this over by the Staunton area, it is called the villas. They are selling really fast and there is a dire need for them. That is completely our intention for this property. I understand everybody's concerns but I assure everybody that it will be very high, the people that will be buying will be spending \$280,000 - \$320,000.00 per house. They will be well taken care of, that is our intent with the maintenance free lifestyle. To sum it up with everything that is going on this will create continuity for this area."

Mr. Thornbury asked, "If we were to recommend a positive forward on to City Council what is your potential timeline to develop a finalized plan to begin construction?"

Mr. Mosier answered, "Our ultimate goal, we would be ready to break ground within this year, possibly a little longer as we go through this process. We have to get through the engineering process which can take up to 6-8 months and then we have to get our financing in order and contractors in line to move forward. I would say realistically probably no later than a year we anticipate to be breaking ground."

Mr. Liddy asked, "Mr. Mosier you gave an example, are you talking about the development on Piqua-Troy Road on your way to Piqua, the houses that are being built on the right hand side traveling north?"

Mr. Mosier responded, "Yes, those are kind of a similar concept. They are not exactly 100% what we will be doing but it is the same concept as building 3 units together and each individual unit being sold. They have the maintenance free life style, they have some walking trails and some similar things like that. It is a very similar concept but we will also make it our own."

Mr. Thornbury asked for further questions of the applicant, there were none.

Ms. DeSantis moved to close the Public Hearing. Ms. Alberson seconded the motion. **Motion passed 5-0.**

Mr. Thornbury asked for Board Member discussion.

Mr. Sebor asked Mr. Carville, "Is this property inside the City of Tipp City? Will it need to be annexed in, or will it remain in the township?"

Mr. Carville responded, "It is already in the City of Tipp City, there is no annexation needed."

Ms. Alberson stated, "I feel like the residential use of this property makes more sense than an Office Services Use."

Mr. Sebor said, "I also concur with that statement. The continuity on that side of the road seems to make more sense."

Ms. Alberson agreed and said she was part of the plan when it was developed. There was a lot of discussion about housing for empty nesters.

Mr. Thornbury added, "I appreciate both the perspectives for the letters that were read into record, but I would agree that this would make better use of this land instead of a Commercial designation."

Mr. Sebor made a motion to positively recommend to City Council the approval of the zoning change, seconded by Ms. DeSantis. Motion passed 5-0.

Old Business

There was no old business to discuss.

Miscellaneous

City Council Reports

March 16, 2020

Mr. Thornbury reported, the first reading was held for the Final Plat for Manchester Meadows Subdivision Ordinance. The Agricultural District Designation for acreage on Kessler-Cowlesville Road was read.

April 6, 2020

Ms. Alberson reported the first reading for the Final Plat for Rosewood Creek Subdivision was approved. There was also a Resolution allowing the ODOT Agreement to extend Abbott Parkway for the Meijer Development. Finally, there was an Ordinance approved for the Final Plat for Manchester Meadows.

April 20, 2020

Ms. DeSantis reported the second reading of Rosewood Creek Subdivision Final Plat.

May 4, 2020

Mr. Sebor reported there was nothing pertaining to Planning Board to be reported.

Upcoming City Council Meetings

May 18, 2020

Mr. Thornbury will attend the May 18, 2020 meeting.

June 1, 2020

Ms. DeSantis will attend the June 1, 2020 meeting.

June 15, 2020

Mr. Sebor will attend the June 15, 2020 meeting.

July 20, 2020

Mr. Liddy will attend the July 20, 2020 meeting.

August 3, 2020

Ms. Alberson will attend the August 3, 2020 meeting.

August 17, 2020

Mr. Thornbury will attend the August 17, 2020 meeting.

September 21, 2020

Mr. Sebor will attend the September 21, 2020 meeting.

Board Member Comments

Mr. Liddy said, "As the newest member of the Board, I would like to say that I look forward to working everybody for the remainder of Ms. Huffman's term. I appreciate the opportunity given to me by City Council to contribute to the City of Tipp City. My family and I just moved here in July and a goal of ours is to get involved with the community. I look forward to contributing. Thank you."

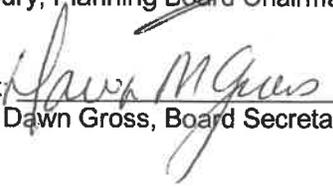
Mr. Thornbury added, "Thank you and welcome aboard. I would like to also thank Ms. Gross and Mr. Carville for putting together this alternative meeting. It went very well."

Adjournment

Ms. DeSantis moved for the meeting to be adjourned. Ms. Alberson seconded the motion. Mr. Thornbury declared the meeting adjourned at 8:07 pm.



Andrew Thornbury, Planning Board Chairman

Attest: 
Dawn Gross, Board Secretary