

**PLANNING COMMISSION MINUTES
AUGUST 11, 2021**



TYPE: Regular Meeting
PLACE: City Council Chambers
TIME: 6:00 P.M.

MEMBERS PRESENT: David McCauley-Myers Jeremy Loukinas
Paul Nenni Roger Daniel Gary Gross

STAFF PRESENT: Ashley Combs, Development Services Director
Devra Wells, Zoning Administrator

OTHERS PRESENT: Etta Reed, Joe Kulifay, Todd Hall, Gary Moore

CALL TO ORDER

Chairman Gary Gross called the meeting to order at 6:00 pm and the roll was called by Ms. Combs. Mr. Gross led the Planning Commission in the Pledge of Alliance.

PREVIOUS MEETING MINUTES

Mr. Gross presented the previous meeting minutes for July 14, 2021, and asked if there were any needed changes. Mr. McCauley-Myers made a motion to accept the meeting minutes as submitted. Mr. Loukinas seconded the motion. The motion for acceptance carried unanimously through roll call.

PUBLIC HEARING:

FINAL DEVELOPMENT PLAT – WATERFORD PLACE

Ms. Gross introduced the request by applicant/owner Buck Creek Farm Inc. for Final Development plat approval for the Waterford Place residential subdivision. The development proposes 18 two-family residential lots with public streets, water, sanitary and storm sewers. The property is located near the intersection of Tipperary Drive and Riverview Avenue. Per the Butler County Auditor the property is approximately 8.7 acres.

Ashley Combs, Development Services Director, presented the case using a PowerPoint presentation.

Ms. Combs displayed property photos showing the subject property.

Ms. Combs displayed an aerial map.

Ms. Combs explained the project history and stated that in 2020 the Waterford Place plans were purchased by a new developer, Buck Creek Farm Inc. She noted that Buck Creek Farm Inc. will be developing the site as the plans were originally approved by the Planning Commission and Architecture Review Board.

Ms. Combs stated the purpose of the major subdivision process is to provide a method of review for any subdivision that exceeds the scope of a minor subdivision, and which includes multiple lots, the creation or expansion of new streets, and/or the installation of public improvements. Ms. Combs noted the plat requires review by the Planning Commission due to the Waterford plat resulting in more than five lots being created. She also noted that the development requires expansion of Tipperary Drive.

Ms. Combs displayed the project site plan and drainage plan.

Ms. Combs displayed the Waterford home elevations and landscaping plans.

Ms. Combs explained that per the application submitted, the plan for Waterford Place consists of 18 two-family residential buildings. Ms. Combs read the R-4 Attached Residential Zoning District Requirements for Two-Family Dwellings from the Middletown Development Code.

Ms. Combs explained that per the Middletown Development Code, all two-family units must contain a minimum of 1,000 square feet of total livable floor area for each unit. Per the plans submitted, the subdivision and homes will be built to comply with all City site development requirements and regulations.

Ms. Combs stated that the Planning Commission meeting notice was published and comments were received concerning: trees and mounding along the common property lines, access to the site and from the site, traffic impacts, base price of the units, and drainage and stormwater runoff.

Ms. Combs read the City Engineering Department comments: Bayer Becker has been working with the Ohio EPA and our City Engineering Department over several months for the review and approval for the sanitary system, drainage, and water supplies. The project has obtained City of Middletown and Ohio EPA approvals of the construction drawings.

Ms. Combs noted that per the Middletown Development Code, the preliminary development plan can be valid for up to two years. The Planning Commission must approve the Final Development Plat prior to issuance of any construction permits.

Ms. Combs read the Planning Commission review and decision criteria for final plats.

Ms. Combs explained to approve a major subdivision, the Planning Commission and City Council, as appropriate, shall determine the following:

1. That the major subdivision complies with all applicable provisions of this code.
2. That the major subdivision does not conflict with other regulations, plans, or policies of the City.
3. That applicable review agencies have no objections that cannot be resolved by the applicant; and
4. That the final plat and construction drawings conform to the approved preliminary plat, if submitted and approved.

Ms. Combs concluded the staff report.

Mr. Gross asked if there were any questions for staff. Seeing none, Mr. Gross opened the public hearing and invited anyone to come forward to speak in favor of the project.

Etta Reed was sworn in by Mr. McCauley-Myers to speak for the proposal. Ms. Reed explained the proposal and stated that she would be happy to answer questions.

Todd Hall was sworn in by Mr. McCauley-Myers to speak for the project. Mr. Hall stated that he would be working with the new owner, Joe Kuifay, to finish the Waterford project. He thanked the commission and stated he would answer any questions. The Commission asked Mr. Hall the price point of the homes. Mr. Hall explained the homes would be around \$300,000.

Mr. Gross asked if there was anyone present to speak in opposition of the project.

Gary Moore was sworn in by Mr. McCauley-Myers to speak in opposition.

Mr. Moore stated he was concerned about drainage issues and price points. Ms. Reed came up and answered Mr. Moore's questions concerning the drainage on the site. Mr. Moore asked about the proposed 4 feet sidewalks. Ms. Combs stated that 4 feet sidewalks were originally approved by the Planning Commission and the Engineering Department did not have issues.

Seeing no one else wishing to speak, Mr. Gross closed the public hearing and asked for staff recommendation.

Ms. Combs stated that based on the staff report provided, Planning staff recommends APPROVAL of the Final Plat request for Waterford Place that proposes 18 two-family residential lots (36 units total) with public streets, water, sanitary and storm sewers.

Mr. Gross asked for a motion. Mr. Loukinas made a motion to approve the Waterford Final Plat request. Mr. Daniel seconded the motion. The motion for approval carried unanimously through roll call.

Ms. Combs noted that the Final Plat will require City Council acceptance prior to recording, permitting, and construction of the development.

PUBLIC HEARING:
FINAL PLATS - RENAISSANCE SUBDIVISION

Ms. Gross introduced the request for Final Development Plat approvals for the Renaissance Subdivision I Phase 9 & 10 and Renaissance II Section 12 by applicant McGill Smith Punshon, on behalf of Fischer Development Company. The preliminary plats were approved by Planning Commission in 2015. The Renaissance Subdivision is being constructed in phases.

Ms. Combs explained that:

1. Renaissance I Phase 9: 10 single family homes on a total of 2.542 acres. Ms. Combs

- stated that the homes would be the Fischer's Patio Home Collection.
2. Renaissance I Phase 10: 19 single family homes on a total of 8.248 acres. Ms. Combs stated that the homes would be Fischer's Designer Home Collection.
 3. Renaissance II Section 12: 17 single family homes on a total of 11.090 acres. Ms. Combs noted that the homes would be Fischer's Designer Home Collection.

Ms. Combs displayed the preliminary and final development plat for each section. She explained the location of each plat section. She noted that each plat appears to match preliminary plan lots layouts and sizes.

Ms. Combs concluded the staff report.

Mr. Gross asked if there were any questions for staff.

Mr. McCauley-Myers noted that he was pleased to see and understand the home types that would be offered in each section.

Mr. Gross opened the public hearing and invited anyone in favor of the project to come forward and speak. Seeing none, he invited anyone to come forward and speak who was in opposition of the project. Seeing none, Mr. Gross closed the public hearing and asked for staff recommendation.

Ms. Combs stated that Based on the staff report provided, Planning staff recommends APPROVAL of the Final Development Plats for the Renaissance Subdivision I Phase 9 & 10 and for Renaissance II Section 12 with the condition that all Engineering Department comments are met. Ms. Combs noted that the Final Plats will require City Council acceptance prior to recording, permitting, and construction of the development.

Mr. Gross asked for a motion.

Mr. Nenni made a motion to accept staff's recommendation of approval for the Renaissance final plats. Mr. McCauley-Myers seconded the motion. The motion for approval of the request carried unanimously through roll call.

OLD & NEW BUSINESS

Comprehensive Plan Update: Ms. Combs noted that the draft of the Comprehensive Plan was being reviewed by the City Council. She explained that once Council comments were received and implemented the public would be engaged for feedback for the plan.


Oakland Historic District Request for Proposals: Ms. Combs explained that staff was in the process of reviewing the proposals received for the Oakland Neighborhood request for proposals. She noted that the RFP was assistance to help the Oakland neighborhood become a nationally designated historic district through the National Parks Service. She stated that staff was excited to get the consult selected and the project started.

Housing Study Update: Ms. Combs stated that staff have chosen a firm, Michael Dinn with

Market Foresight, to perform an update to the Middletown Housing Study relating specifically to multifamily. Ms. Combs stated that staff looked forward to getting the update so that Planning Commission and City Council would have the information they needed to make decisions.

ADJOURNMENT

With there being no further business to discuss, a motion was made unanimously by all Planning Commission members to adjourn at 6:27 PM.



Gary Gross, Chairman



Ashley Combs, Development Services Director

*The full meeting recording is available at the Planning & Zoning Department.