

**CITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD MARCH 24, 2021**

The City of Germantown Planning Commission met on March 24, 2021 at 7:02 p.m. via Zoom.

MEMBERS PRESENT:

The following members were present at the Call to Order: Jeffrey Jones, Larry Wiser, Andy Rohrbach, Rob Rettich, and Whitney Izor.

ALSO PRESENT:

Kelli Novak, Clerk of Council; Chip Wirrig, Public Service Operations Manager; Keith Brane, City Planner; Ryan Morris, Associate Construction; and Jonathan Burkhardt, Burkhardt Engineering.

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 10, 2021 PLANNING COMMISSION MEETING:

On a motion by Andy Rohrbach, seconded by Larry Wiser, it was moved to approve the minutes of the March 10, 2021 meeting as written. On call of the roll: Mr. Jones, yes; Mr. Rohrbach, yes; Mr. Wiser, yes; Mrs. Izor, yes; and Mr. Rettich, yes. Motion carried.

NEW BUSINESS: Preliminary PUD Plan Application #PP 21-01

Chairman Jones said tonight we have a Preliminary Plan Application #PP 21-01 made by Associate Construction to consider the approval of a medical office building. If granted it would allow a 6,320 sq. ft. medical office building to be placed in Section 2 of the Hickory Pointe Centre Commercial Subdivision.

Mr. Jonathan Burkhardt of Burkhardt Engineering Co., 28 N. Cherry Street, Germantown, Ohio gave an overview of the proposed medical office building to be located at the northwest corner of Cottonwood Ct. and Beechwood Dr. in Hickory Pointe Centre, right behind the Farmers and Merchants Bank.

Mr. Brane said this is located within a C-1 PUD Commercial District in Section 2 of the Hickory Pointe Centre. Surrounding zoning districts include R-1AA PUD to the north and west and C-1 PUD to the east and southeast. This is to create two new commercial lots within the subdivision and permit the construction of a new medical office building on one of the lots. Included in the packet is a letter of concern from the HOA.

Chairman Jones opened the public hearing at 7:09 p.m.

Chairman Jones said the HOA concerns are a civil matter and unless there is an overlap between what is required by the HOA and what the subdivision regulations or the zoning code requires, we are not under obligation to review that.

Mr. Brane said I mention that because Mr. Morris has tried to take care of some of the concerns, one being lighting which Mr. Morris made sure is directional in nature and pointing downward. I just wanted to illustrate he had responded to their concerns.

Chairman Jones asked if there were any proponents wishing to speak in favor of the proposal. Hearing none, he asked if there were any opponents wishing to speak in opposition to the proposal. Hearing none, Chairman Jones asked for final statements from staff.

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Mr. Brane said you have the applicable regulations from where we drew the conclusion for the recommendation. Staff does recommend approval for the preliminary plan of the medical office building.

Mr. Burkhardt reviewed the letter from the HOA: the proposed grading for this site would follow the existing topography; the dumpster will be enclosed and will kept out of view of the front of the building; the lighting will be downward directed and Associate Construction has ordered new lights for the storage facility so they will also be directed downward; a lighting plan for the parking lot has not yet been developed but will be with the final development plan and it has been discussed those would be on a timer to go off at night; for screening, the north side of the lot was intentionally left off as far as planting trees due to existing overhead power lines but Associate is willing to plant some additional trees on top of the landscaping mound in the area highlighted; the two lots will be absorbed into the existing covenants and restrictions; a onetime fee of \$2,500 will be paid for each of these lots when projects are approved; and in talking with staff, we believe the detention basin was sized to handle runoff for everything that has frontage on those two streets and we are double checking those calculations.

Chairman Jones closed the public hearing at 7:18 p.m.

Chairman Jones asked if the purpose of making two lots was to save time for development in the future. Mr. Burkhardt said the area leftover is not big enough to split again so we figured we might as well just make it a lot.

On a motion by Chairman Jones, seconded by Mr. Rohrbach, it was moved to approve Preliminary PUD Plan Application #PP21-01 made by Associate Construction for a medical office building and the plat as submitted. On call of the roll: Mr. Jones, yes; Mr. Rohrbach, yes; Mr. Wiser, yes; Mrs. Izor, yes; and Mr. Rettich, yes. Motion carried.

OTHER BUSINESS:

The commission members discussed proposed new chapters to the Codified Ordinances to regulate adult entertainment/sexually oriented businesses.

ADJOURNMENT:

With no further business, the meeting adjourned at 7:57 p.m.

Jeffrey Jones
Chairman, Planning Commission

Keith A. Brane
City Planner