

**CITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD MAY 12, 2021**

The City of Germantown Planning Commission met on May 12, 2021 at 7:03 p.m. via Zoom.

MEMBERS PRESENT:

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

ALSO PRESENT:

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

CONSIDER APPROVAL OF THE MINUTES OF THE MARCH 24, 2021 PLANNING COMMISSION MEETING:

On a motion by Mr. Jones, seconded by Larry Wiser, it was moved to approve the minutes of the March 24, 2021 meeting as written. On call of the roll: Mr. Jones, yes; Mr. Wiser, yes; Mrs. Izor, yes; and Mr. Rettich, yes. Motion carried.

NEW BUSINESS: Final PUD Plan Application #FPR 21-01

Chairman Jones said tonight we have a Final Plan Application #FPR 21-03 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 thanked the board for hearing this tonight so they can get started on their project. He said nothing much has changed since the last meeting but one thing still hanging out there was the storm water management. We had a chance to visit the site and review the existing ponds in the residential area as well as the pond east of the area in the commercial district. We found the insulation that was supposed to be there is there and we were able to confirm the calculations do include this commercial area to the west. So with this project and the next couple lots that will go in there should have no issues and can discharge into the existing basin. We did submit a full set of engineering plans with this packet and heard that staff is starting to address those. Assuming we get approval tonight we will be submitting the plans for a second review and we will also be circulating the plat for signatures and recording at the county. Mr. Morris has already completed the building permit application and submitted that. We are just waiting to get my approved plans before that goes to NIC for the final review. We are excited to get this started and Associate will be breaking ground just as soon as possible.

Mr. Brane said we reviewed the e-copies of the final plat, zoning permit, web posted presentation, and record plan of the final PUD plans. We looked at everything including but not limited to the existing conditions, site, foundation, and floor plans. We reviewed the architectural rendering, grading, drainage, utility plans, lighting, and landscaping. Associate is very aware that they need to have directional lighting on site with no glare on the property owners to the north. The final is compatible to the preliminary and staff is recommending approval.

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Chairman Jones opened the public hearing at 7:09 p.m. and asked if there were proponents in favor of the project wishing to speak. Hearing none, he asked if there were opponents who would like to be recognized. Hearing none, Chairman Jones closed the public hearing at 7:10 p.m.

Mrs. Izor said I understand there are 68 parking spaces for 5 practitioners and 16 exam rooms. It seems like a big number. What was that based on? Mr. Burkhardt said I think it is based on the number of employees, plus a certain number for each exam room. There is also a calculation based on number of practitioners only but you are supposed to use the number that is the higher of the two. I know we are at the minimum. Mr. Brane said it is Section 1137.07 (c) (2) which requires three spaces per exam room plus one space per staff and employee but not fewer than five spaces per practitioner.

Mrs. Izor said it just seems to be excessive parking. Chairman Jones said they are bound by the number of employees in the PUD, it by the footprint. If they get busier and have an additional need, we don't want a situation where people are parking in the streets. Mr. Brane said our review is "if this, then that"; sure they want all those parking spaces but they have curbed the whole thing and they are making lots of nice improvements that direct the water in a better way than if we didn't have curbs or gutters. They are taking the extra steps.

Mr. Brane asked if the discussion regarding putting the lights on a timer at night had progressed. Mr. Burkhardt said I'm not sure it has. I haven't had any communications from the PMEs on the project but you can certainly write that into the approval. Mr. Brane said we haven't imposed that on anyone else out there. It's up to the board but I don't want to create a security concern by making someone turn off their lights at a certain hour. It was in the minutes and I always like to follow up for the board. Mr. Burkhardt offered some suggestions and said Mr. Morris is willing to accommodate whatever the board sees fit. Chairman Jones said he thought that was something that could be handled administratively.

Chairman Jones said I saw the monument sign that was proposed and I would have liked to see that in the elevation drawing but I'm okay with letting staff handle the approval. I assume there will also be some type of directional signage that will meet the zoning code as far as ingress/egress. Is there any type of wall signage? Mr. Burkhardt said the elevations don't show anything on the building. Chairman Jones said I would have liked to see a sign package but in this case, I will defer to staff. What I don't want to see is another pole sign which shouldn't have been allowed in the other uses in that subdivision.

Mrs. Izor asked if staff checked to make sure emergency vehicles could get through. Mr. Burkhardt said yes, we double checked to make sure a fire truck could get through.

On a motion by Chairman Jones, seconded by Mr. Rettich, it was moved to approve Final PUD Plan Application #FPR21-03 made by Associate Construction for a medical office building per the recommendations of City Staff and in addition, any signage meet the current zoning code and not include a pole sign as defined by the zoning code. On call of the roll: Mr. Jones, yes; Mr. Wisner, yes; Mrs. Izor, yes; and Mr. Rettich, yes. Motion carried.

OTHER BUSINESS:

Chairman Jones asked Mr. Brane to brief the board on what they should expect regarding the Bearcreek development.

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Mr. Brane said we have set up a work session for Planning Commission at the end of June and actual review of the project at the end of July. We are still shooting for a high end development but the problem so far is they needed to identify the streams for the EPA. They are approved for 40 plus lots but now they want 84 lots based on the R1AA zoning. The minimum is a half-acre lot. They are dealing with topography and they will be asking for an enclosed septic system on three lots close to Cherry. They also have high and low pressure systems within the water system. No builders are currently lined up. There is a concept PUD plan in place and they will have to come back to the board to modify that. The next step is a preliminary for the whole site, then each final as it comes in will be a section of the overall preliminary. They are going to do public streets with curb gutter, and sidewalk. They anticipate 3 or 4 sections and will no longer have a gate. We are asking for a traffic impact study early in this situation and they are estimating 883 trips per day. They are working on material restrictions and there will be 2,400 square foot minimums for the homes. I told them they would need to thoroughly explain those lots that we are asking to create without sanitary sewer and they are planning on having the grinder pump salesperson there to explain how it works in an enclosed system.

Chairman Jones said he would like for someone from the City to be at the meeting to answer questions regarding the sanitary system being proposed to insure there will be no adverse effects on neighboring waterways. Mr. Brane said we now have a full interest in Cherry Street and I'm sure the rationale is let us develop these lots in this way to partially help defray the cost of adding the second entrance that was wanted all along. Mrs. Novak added Chip and our engineer were at the meeting today and are fully aware these grinder pumpers would be used. Chairman Jones said he would like someone at the meeting because he is going to have a lot of questions.

ADJOURNMENT:

With no further business, the meeting adjourned at 7:33 p.m.

Jeffrey Jones
Chairman, Planning Commission

Keith A. Brane
City Planner