

**MUNICIPALITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD MARCH 24, 2015**

1

The Municipality of Germantown Planning Commission met in regular session on March 24, 2015 at 6:00 p.m. in the Municipal Building Council Chambers.

MEMBERS PRESENT:

The following members were present at the Call to Order: Jeff Jones, Matt Lang, Rob Rettich, Rob Richter and Andrew Rohrbach.

MEMBERS ABSENT:

None.

ALSO PRESENT:

Also present were Anna Sizemore, Municipal Manager; Chip Wirrig, Municipal Engineer; Kelli Novak, Clerk of Council and several visitors.

APPROVAL OF MINUTES:

Mr. Rohrbach moved to approve the February 24, 2015 meeting minutes as submitted.

ROLL CALL: Mr. Jones, yes; Mr. Lang, yes; Mr. Rettich, yes; Mr. Richter, yes; Mr. Rohrbach, yes. 5-yes, 0-no. MOTION CARRIED.

OLD BUSINESS:

None.

NEW BUSINESS:

Review of Preliminary Plot Plan for CVS-Hickory Pointe

Mr. Jones stated that we have one item on the agenda for tonight under new business. That is the review of the preliminary plot plan for CVS-Hickory Pointe. You should have received some elevations drawings as well as a couple of plot plans. He has also done some research and brought in some elevation drawings and photographs from some other CVS's throughout the country that he wanted to talk about some of those architectural features.

Mr. Jones questioned if anyone was here to represent CVS. He was informed that they were running a few minutes late.

Mr. Jones states that this is not a public hearing but we will open up the hearing at 6:02 p.m.

Mr. Jones questioned if anyone else would like to speak.

Greg O' Conner, he is an attorney with McNamee and McNamee Law Firm, 2625 Commons Blvd., Beavercreek, and he represents Triangle Station. He would like to briefly register an

**MUNICIPALITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD MARCH 24, 2015**

2

objection to the site plan as proposed because of parking and landscaping concerns. Primarily, those include the number of spaces on the site plan that you have been given. The landscaping issue as well under the Zoning Code requires parking island, landscape islands and those are not included in the site plan. His point primarily is that as he reads the Zoning Code and the PUD section of the Zoning Code, no discretion is given for the modification of a parking space requirement or the landscaping requirements. He does not see any way around that.

Mr. Jones asked if the Engineer would like to speak while we are waiting for the applicant.

Chip Wirrig, Municipal Engineer, the only modifications that they see necessary would be the parking space requirements and a maximum of two drives are permitted and they have one additional drive based on the current site plan. The drive spacing needs to be modified to 30 feet and 94 feet on Beechwood and a modification for the drive adjacent to the property line of lot 2172.

Mr. Rettich stated that he has concerns with the entrance and exit onto Route 4 and being so close to the light. We had a similar issue with McDonalds years ago and they had to move the entrance. Something is going to happen. People are coming right off of that light, people are pulling right back onto Route 4, it's just not safe.

Mr. Jones stated that he has the same issue. He does have a concern about the access points being so close to a main thoroughfare. The other concern he has is the parking schedule. When he reads the PUD section, as well as the parking chapter, he didn't see any room for modification. The other issue he sees is a similar issue that we discussed with O'Reilly's Auto Parts Store last month is the building façade. He would like to see some architectural details installed that would break up the continuous wall.

Mr. Tipton apologized for being late and thanked everyone for waiting. He remembers being here once before when we took a look at generally what we were trying to do and based on those comments and working with staff has put together the plan you have in front of you. If there are any questions you have about the plan he certainly will entertain those questions.

Mr. Jones expressed concerns that were said earlier in the meeting with parking space requirements, landscape islands, egress and ingress from Route 4 and concerns of the exterior façade of the existing plan. He also has concern of the aesthetics of the building if it were to be sold; studies show that these types of businesses are unsuccessful in some cases.

There was a discussion regarding the parking space requirements, landscape islands, egress and ingress onto Route 4 and concerns of the exterior façade of the existing plan.

Mr. Jones suggested having a smaller building built on the site, which would elevate the parking space issue. Mr. Tipton replied that this is the smallest store for this location.

Mr. Tipton replied that we certainly need to work through the items that have been mentioned.

Mr. Rettich stated that he has the same problem with the building not being aesthetically pleasing at all on the North elevation. People are going to see it every day, it's on the main drag, and it's just not pretty to look at. He has one other issue, it's where you are able to pull in and out

**MUNICIPALITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD MARCH 24, 2015**

3

on Route 4 which is a main thoroughfare and people are driving up and down it all the time. It is very close to a light, someone is going to die.

Mr. Tipton stated that issue he worked with Richard Oaks the Traffic Engineer on behalf of the City on every one of the entrances and movements throughout the site to Richards's satisfaction. We now have a plan that meets his recommendation.

Mr. Jones suggested that the City Manager needs to get an interpretation from the Law Director whether those number of off street parking spaces and any other requirements, islands, vegetation can be modified from the Engineers requirements of the off street parking section of the Zoning Code, because otherwise he does not feel comfortable moving forward.

Mr. Tipton replied that Richard Oaks the Traffic Engineer is the one who came up with the final plan and it was his suggestion for all the entrances and exits that are included in the proposed drawing.

Mr. Jones suggested that if that's the case he would like to see that in writing from the Traffic Engineer. Mrs. Sizemore replied okay.

Mr. Tipton questioned if the landscape plan was okay.

The consensus of the commission was that they did not want to discuss the landscape plan until they dealt with the other issues of the building itself.

Mr. Jones stated that if the Law Director says that the off street parking spaces cannot be modified then we have an issue. Until we get that decision we cannot make any other firm decisions

ADJOURNMENT:

There being no further business to come before the commission, Mr. Jones moved to adjourn the meeting.

The meeting adjourned at 6:43 p.m.

Respectfully Submitted,

Kelli R. Sanders-Novak
Clerk of Council