

**CITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD JULY 26, 2016**

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The City of Germantown Planning Commission met in regular session on July 26, 2016 at 6:30 p.m. in the City Building Council Chambers.

MEMBERS PRESENT:

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

MEMBERS ABSENT:

None.

ALSO PRESENT:

Also present were Judy Gilleland, City Manager; Chip Wirrig, City Engineer; Kelli Novak, Clerk of Council and several visitors.

APPROVAL OF MINUTES:

Mr. Jones moved to approve the January 26, 2015 meeting minutes as submitted.

ROLL CALL: Mr. Jones, yes; Mr. Lang, yes; Mr. Rettich, abstained; Mr. Richter, yes Mr. Rohrbach, yes. 4-yes, 1 abstention. MOTION CARRIED.

BUSINESS:

Hickory Pointe Phase 3-Final Plat Review

Mr. Jones opened the Public Hearing at 6:31 p.m. for the review of the preliminary plot plan for Hickory Pointe CVS store. He asked that anyone who would like to speak on behalf of the applicant to please come forward.

Joe Trauth, Keating, Muething and Klekamp Law, representing the applicant for the CVS, Germantown Leasehold Properties, LLC. He briefly reviewed the first attempt at this application in 2015 that was in litigation that was later dismissed. We are currently moving forward with a new application tonight. All issues have resolved that were mentioned in the 2015 litigation. He stated that they would be willing to answer any questions the Board may have.

The Public Hearing was closed 6:37 p.m.

Mr. Rettich stated that he had concerns with the drive-thru aspect of the store. This is a loophole to allow a drive-thru window that only sells pharmaceuticals.

Mr. Jones questioned the exterior building materials and wanted clarification that colors would have slight contrast. He would like to see reliefs or offsets in the “sea of bricks” on the drive-thru side.

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Steve Tipton, 1785 North Lexington Springmill Road, Mainsfield, Ohio, replied that to keep the cost down in the development they would be using the standard color scheme on the exterior of the building. They do intend to include brick columns and landscaping to the elevations but new elevations were not included in these drawings. They will also be adding additional landscaping to the site that was not discussed in previous meetings.

Chip Wirrig, City Engineer, questions and concerns were made by the Fire Department in previous drawings and meetings. According to Chief Alldred the current drawings and information meet his approval along with the Traffic Engineer-Oaks and Burkhart Engineering as well. The City Engineers do not have any current issues with the plans that have been provided.

Mr. Trauth stated that he would like to address Mr. Rettich's comment regarding the drive-thru. Seventy percent of CVS's volume is pharmaceuticals and that is the reason they do not currently sell any other items at the drive-thru.

Mr. Jones questioned if "call ahead ordering" would be something that may be available in the future. Mr. Trauth asked that Mr. Horan answer the question.

Bud Horan, 8026 Kimbee Drive, Cincinnati, Ohio, stated that "call ahead ordering" has been discussed but not many CVS locations are moving forward with the program.

Mr. Jones moved to approve the revised preliminary plot plan for Hickory Pointe CVS store.

ROLL CALL: Mr. Jones, yes; Mr. Lang, yes; Mr. Rettich, no; Mr. Richter, yes Mr. Rohrbach, yes. 4-yes, 1-no. MOTION CARRIED.

Mr. Tipton questioned if the final plans would need to come before the Planning Commission. Mr. Jones replied yes and then would have to go before Council as well.

Mr. Jones stated that he would be working along with the Law Director on updating the current Planning and Zoning Code and will keep the Planning Commission updated too.

ADJOURNMENT:

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

The meeting adjourned at 7:02 p.m.

Respectfully Submitted,

Kelli R. Sanders-Novak
Clerk of Council