

**CITY OF GERMANTOWN PLANNING COMMISSION
SPECIAL MEETING
MINUTES OF MEETING HELD AUGUST 9, 2017**

The City of Germantown Planning Commission met in special session on August 9, 2017 in the City Building Council Chambers. The meeting was called to order at 6:38 p.m.

MEMBERS PRESENT:

The following members were present at Roll Call: Jeff Jones and Rob Richter.

MEMBERS ABSENT:

On a motion by Mr. Jones, seconded by Mr. Richter, it was moved to excuse absent members Mrs. Izor, Mr. Rettich, and Mr. Rohrbach. On call of the roll Mr. Jones, yes; and Mr. Richter, yes. Motion carried.

ALSO PRESENT:

Also present was Keith Brane, City Planner.

BUSINESS:

Preliminary Review of Bearcreek Subdivision

Mr. Kurt Ziessler of Burkhardt Engineering, 28 N. Cherry St., Germantown said the properties we are talking about is just up the road on Dayton-Germantown Pike. The proposed development is for 40 single family home lots. The site consists of roughly 97 acres with about 20 acres being dedicated to open space for the residents' use and a preservation area on Little Twin Creek which runs on the west side boundary of the property. The site will be served by a road that connects to Dayton-Germantown Pike and there will also be an emergency access road that will come in and tie into North Cherry Street. The emergency access would not be for public use. The site will be served by public sanitary sewer and water line; there is currently water going across the northern part of the site and we would extend the sanitary sewer from the south part of the site. We are proposing a private, open ditch type of road vs. curb and gutter type of road; edge of pavement that goes into a grass ditch area on both sides that would be inside the right of way. We like that look; it gives it a more rural look. The lots are larger size lots than what it is currently zoned for. We are not proposing sidewalks, again, to give it a more rural feel. The setback minimum would be 50 feet from the right of way. We are proposing a gated community as it comes off of Dayton-Germantown Pike; as it comes off the road and goes up the hill, there would be open space on both sides up to where the lots start.

Mr. Ziessler said the lots are a variety of sizes. When we laid those out, we tried to use the topography of the land; there is a lot of fall through the site and a lot of wooded areas through the site, so we tried to place the lots so we could use. We think a variety of sizes will help us get a good product in the end.

Mr. Ziessler said currently we are zoned R-1AA which allows for a much smaller minimum lot and we would like to say what we are proposing are upscale homes with each home having its individual architecture to its appearance. We definitely want to preserve and use the trees, site lines and topography we have. We also want to give the residents an area down by the creek to use as passive recreation; a walking path or something like that.

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Mr. Ron Smith of Miami Valley Real Estate Services, 60 W. Franklin St., Bellbrook, Ohio gave a quick history of the property, the succession of ownership and the intent to develop high end homes. The initial thought was two acre lots; Mr. Ziessler gave us several different drawings and we eventually were comfortable with the drawing you have. We are targeting homes in the \$500,000 range and have been in contact with several custom builders who are interested. Germantown has never had this sort of development and with the reputation for your schools and your town, this is a good thing. We have initial interest. Mr. Roush thought of a couple ideas that we subsequently backed away from; things like horses, but my two cents worth is that's something the HOA should deal with and not the developer.

Mr. Smith said many years ago, he was the Director of Zoning for Washington Township so he has read Germantown's code and understands they don't need a lot of additional approval to do what they propose on the property. I'm not adverse to a PUD, I just want it done to where we are all on the same page. Mr. Roush wants the homes to be consistent with what he lives in.

Mr. Jones asked for clarification on where the access road is located which was pointed out to him. Mr. Smith added that was intended for emergency access only.

Mr. Jones asked if they had any idea on the engineering was going to work on the drainage yet. Mr. Ziessler said there are a couple of larger ravines that come through the site so there would be drainage easements that follow the existing topography. Mr. Jones asked this was 500 year or 100 year flood. Mr. Ziessler said none of the lots but along the creek is 100 year flood plain.

Mr. Jones asked if the HOA decided they wanted more active recreation; would that be something you would be building. Mr. Smith said we would just be selling the lots and that ground would be controlled by their HOA. Mr. Jones said so the HOA would decide after the fact. Mr. Smith said they would buy in to restrictive covenants; probably we are trying to work with the ones from the most recent Homerama because the builders we are talking to would be familiar with those. To me maybe cut a few nice walking trails and if the homeowners want to do more than that, let them come to the city after they are residents and tell the city what they would like to do.

Mr. Jones said there are two buildings to the south side; are those going to be demolished. Mr. Smith said those are being rehabbed.

Mr. Jones asked how they were going to control access; a fob or a keypad with a pin#. Mr. Smith said I would assume either of those. Mr. Jones asked same thing for the access road; the Fire Department or Police would have a pin# or a fob? Mr. Brane said typically you do a knox box type system for the emergency access and a siren operated system for the main entrance.

Mr. Jones asked what the width of the actual pavement would be. Mr. Ziessler said the right of way would be 50 feet and the pavement width would probably be 24 feet. Mr. Jones asked what the actual requirement is. Mr. Brane said prototypically 12.5 feet per lane, so typically 25 feet of pavement within a 50 foot right of way. Mr. Jones said so the pavement itself is not going to be narrower, what you're asking for is some of the improvements not be done. So I'm guessing the police and fire aren't going to have a problem because the roadway isn't going to be any narrower.

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Mr. Jones said so you want to do an overlay; what is the smallest lot approximately. Mr. Ziessler said 1.2 acres. Mr. Jones said there's a compact version in the rural overlay; you may look at that but it may not be advantageous for what you are doing. In any case, if you are going to do an overlay my main concern is since you are not going to put those improvements in there is that you maintain as much of the existing vegetation and grade as little as possible just to make it work from a drainage standpoint and make them buildable lots. It looks like most the vegetation is one area; any idea of the percentage of existing trees you are going to save. Mr. Smith said we will cut in the roads and then the builders will work with the individual homeowners, so I don't have any idea how to answer. Mr. Jones said if you are going to do a straight overlay, I personally would like to know what you are saving. I wouldn't want to see what they did at the Conservancy which is next to a Metro Park where they took everything out of it except what's around the periphery. Mr. Ziessler said one advantage is we will bring a central sewer to the project.

Mr. Smith said I would be more comfortable with a two-step process, preliminary and final. We envision Steve creating the roads and infrastructure and then we would get maybe three preferred builders who commit to a certain number of lots. Mr. Jones asked if they were going to control the design of the homes with parameters for materials and things like that. Mr. Smith said yes, through the restrictive covenants. Then we can have the builders show us the model homes they would propose to build and we can come back on step two with you guys and say here's our builders with the homes they are pushing. To the extent they want to come off those designs is between you and them. Mr. Jones said in the PUD chapter there is no more than 20 to 40 % vinyl; so I'd like to see mineral and Hardie Plank. Mr. Tom Silveril of Miami Valley Real Estate Services said there is not going to be any vinyl. We are talking \$400,000 to \$600,000 homes.

Mr. Burkhardt said the original expectation was \$500,000 home on a two acre lot but we do need to be able to go to the builders and say, in the market you are in, these are guys who are building 10 to 20 homes a year, what are you saying you have to do to build your homes; then we want to make sure we are on the same page with them.

Mr. Jones said in the final PUD, and I'm just the chair, I want to see an inventory of what you are saving and some general parameters and some different elevations of what you are building. I'm not saying see the actual architectural plans. Mr. Silveril said what you are asking for is not unreasonable; the builders we would like to align with want one another to build homes that support what they are trying to do. Mr. Ziessler said that will be controlled by the covenants and restrictions, more than the PUD.

Mr. Jones asked what their timeline was on the preliminary, zoning and final; do you want to build by spring. Mr. Smith said weather permitting we would like for Steve to get a lot of site work done this year and Mr. Silveril would be in a position to have builders commit to lots being ready for them by sometime next year. The builders are not going to commit to us if we can't give them some dates when the lots would be available.

Mr. Jones said it looks like a good plan for the property. Mr. Ziessler said if we attempt to make the September meeting, with worst case being the October meeting, when do you need the submittal for the September meeting. Mr. Jones said the subdivision regulations aren't codified so you'll want to go

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see Kelli for a copy and look at the PUD chapter. Mr. Jones said you would have to do the rezoning at Council then the preliminary and final come to Planning Commission. It's been a while since we've done a residential PUD, so we'll have to verify that. Mr. Brane said Planning Commission makes a recommend to Council for the rezoning. Mr. Jones said right, so you might want to have the preliminary plan in conjunction with the rezoning.

Mr. Jones asked if any right of way along Rt. 4 would be needed. Mr. Ziessler said according to Chip, no. That's what he told me, just verbally. Mr. Jones asked aren't you going to need a deceleration lane; Rt. 4 isn't going to change at all, nor Cherry Street? Mr. Silveril said Cherry Street will just be for emergency so it will be the same as it is now. Mr. Jones said what about buffering or will distance take care of that. Mr. Burkhardt said it is well treed and there's only two or three lots that will face that. No one wants to rip out trees, they want these homes to be nestled within those lots.

Timelines for submittal were discussed.

Review of Proposed Zoning Code Amendments

Mr. Jones said I did a matrix and I did find some inconsistencies in the regulations; I made some minor changes. I also missed definitions for temporary and permanent signs so those are in there now. The main thing I added was exemption for preserving historic signs by ordinance of Council on a case by case basis. Another thing I did, for everything that was a quantifiable with a number, I spelled it out, but I missed the numbers on abandon signs so I'll fix that.

ADJOURNMENT: On a motion by Mr. Jones, seconded by Mr. Richter, it was moved to adjourn. All were in favor; none were opposed. The meeting adjourned at 7:38 p.m.

Jeffrey Jones

Planning Commission Chairman

Keith A. Brane

City Planner