

**CITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF SPECIAL MEETING HELD MAY 23, 2018**

The City of Germantown Planning Commission met in special session on May 23, 2018 at 7:01 p.m. in the City Building Council Chambers.

MEMBERS PRESENT:

The following members were present at the Call to Order: Mrs. Izor, Mr. Jones, Mr. Rettich, Mr. Richter and Mr. Rohrbach.

MEMBERS ABSENT:

There were no absent members.

ALSO PRESENT:

Mr. Ryan Morris of Associate Construction; Mr. Josh Liles of Apex Engineering; Mr. Chet Miles, HOA President in Carlisle; and Mr. Keith Brane, City Planner.

CONSIDER APPROVAL OF THE MINUTES OF THE MAY 2, 2018 SPECIAL PLANNING COMMISSION MEETING:

On a motion by Mr. Rettich, seconded by Mr. Rohrbach, it was moved to approve the minutes of the May 2, 2018 special meeting. On call of the roll: Mr. Richter; abstain; Mr. Rettich, yes; Mr. Rohrbach, yes; Mr. Jones, yes; and Mrs. Izor, yes. Motion carried.

BUSINESS:

1. Final Plan Review for Villas at Hickory Pointe

Mr. Jones said we had the preliminary plan earlier this month and we now have the final plan. Would the applicant like to come up and give us an overview of what has transpired, what has been completed and what you have brought with you tonight?

Mr. Ryan Morris of Associate Construction, 31 Eagle Court, Carlisle, Ohio 45005 said since the May 2nd meeting, our engineer, Josh Liles, has gotten final approval from the City Engineer on the final construction drawings and the signed title sheet should be in your package. Also included are colored renderings of the first three plans we will introduce with our marketing package. The street name was put in place as Red Bud Circle and there are pictures of the gazebo as requested. That is a picture of our Carlisle development and we will use the same builder for the gazebo and landscape plans. There will be other things coming – an entryway monument and some entrance landscaping that will become part of the development as well. We are seeking final plan approval tonight and we are ready to begin construction.

Mrs. Izor said these are the first three plans; how many will there be? Mr. Morris said we will have five or six. These will be the first market homes and once people start touring the market homes they will make suggestions which we will customize to meet people's needs. They will look similar but there will be different floor plans inside – different square footages, number of bedrooms, and number of baths. Mrs. Izor asked if it was an accurate representation of the roofline. Mr. Morris said very accurate; it's what we are building in Carlisle.

Mr. Jones asked if they were going to build in two phases. Mr. Morris said no; we are going to develop the whole 41 site development. We think for marketing purposes with a nice loop inside and out, we are going to put everything in which will be nice for everybody involved.

Mr. Jones asked if there would be a subdivision monument at the entrance. Mr. Morris said yes; some head wall type monuments; I know those will have to get sign approval and a permit. Mr. Jones said I would like to see those and for a PUD it would have been nice to see all the plans. I don't want to hold up construction but I would like those to come back when you introduce them, the floor plans and the elevations. I would like to have a meeting for the sign plan and the additional elevations just to keep it tidy. We'll do it as a minor amendment so as not to hold up construction beginning with these plans. I would like to see at least one floor plan option where the garage is recessed and the porch/entrance as the dominant feature of the home. That's just a request.

Mr. Jones asked what mix of materials would be used. Mr. Morris said there will be a full brick front with the accents being a shake material. On the sides and backs you will see vinyl siding unless someone upgrades to a full brick wrap; it will depend on the buyers when they go through their options.

Mr. Brane asked if they allowed the same model, same color side by side or does there need to be a variation. Mr. Morris said color wise is never a match side by side. A lot of these homes are going to look similar outside but we would never have side by side duplicates. Mr. Brane asked if the shingles were architectural shingles. Mr. Morris said yes.

Mr. Brane asked Mr. Jones if there was a driveway width the board wanted to see. Mr. Jones said I don't care about the width, my main concern is the coverage requirements are met and the front yard is not covered more than what is permitted in the zoning code. Mr. Brane asked Mr. Morris if they would all be two car garages; typically with 16 feet of driveway. Mr. Morris said all two car garages and we have 17 foot driveways. Mr. Brane asked if they are concrete. Mr. Morris said yes.

Mr. Jones asked if the traffic control signs are going to be your own design. Mr. Morris said we usually get with the city engineers on that; they will tell us what they want. With the U-shape, I assume there will just be stop signs at the intersections and then the street sign.

Mrs. Izor asked if traffic would be two way. Mr. Morris said yes. Mr. Richter said there will be no parking on the street. Mr. Morris said no parking on the street which will be enforced by the Home Owners Association. Mr. Jones asked if no parking signs would be on both sides of the street. Mr. Morris said we can but it depends on what the police will allow since it will be HOA enforced. Mr. Jones said it would probably be wise if the city allows it; these aren't age restricted so there will a mix of people in there and they may not be aware of what's required. Mr. Liles said he would speak with Mr. Wirrig.

Mr. Brane asked about the signs. Mr. Morris said we are thinking about one on each side of the road at the entrance that say Villas at Hickory Pointe. Those will be made out of stone with limestone caps; they will look nice. Mr. Brane asked if that would be in an area for the HOA to take care of. Mr. Morris said yes; it will be an easement that will be put in the record plan that is recorded.

Mrs. Izor asked if an ADA accessible plan would be offered. Mr. Morris said yes; it will be part of the customization process. We will be more than just a straight shot house; we are going to customize to

each person's needs. Mr. Jones said you are going to be the dedicated builders. Mr. Morris said correct and we do custom houses all the time in different price ranges.

Mrs. Izor said I noticed on the floor plans there was only one window on the side; are the sides closed in. Mr. Morris said the side yard is 7.5 feet so the idea is to keep the windows on the front and back of the homes so you are looking into your neighbors. Bedrooms are required to have windows but most windows will be front and rear.

Mr. Brane asked if the houses would be built on a slab. Mr. Morris said crawl space because of the low elevation but if someone wants a slab, we can do that. We find a lot of people like walking on the subfloor vs. a concrete slab. Mr. Jones asked why that is. Mr. Morris said it's not quite as hard and cold.

On a motion by Mr. Jones, seconded by Mr. Rohrbach, it was moved to approve the final plan for the Villas at Hickory Pointe with the understanding that any additional floor plans, elevations, and the monument sign will come back for a review. On call of the roll: Mr. Jones, yes; Mrs. Izor, yes; Mr. Rettich, yes; Mr. Richter, yes; and Mr. Rohrbach, yes. Motion carried.

Mr. Morris said on a side note, we had a discussion regarding senior living at the last meeting and there is an investor studying the property to construct three large buildings. Whether it comes through or not, we'll see but the next step will probably be a work session with staff to see what the possibilities are. I feel there is a market for the private pay seniors that are transitioning through their ages, so we'll see what happens. I'll be back with that if it goes any further.

Mr. Jones asked if there were any plans for any new commercial uses. Mr. Morris said nothing solid yet. Germantown is just on the verge of getting the rooftops and the traffic counts for the big names; that's the challenge.

ADJOURNMENT:

On a motion by Mr. Jones, seconded by Mr. Rohrbach, it was moved to adjourn. All were in favor; none were opposed. The meeting adjourned at 7:29 p.m.

Jeffrey Jones
Chairman, Planning Commission

Keith A. Brane
City Planner