

Oakwood, Dayton, Ohio

February 3, 2010

The planning commission of the City of Oakwood, State of Ohio, met this date in the council chambers of the City of Oakwood, city building, 30 Park Ave., Dayton, Ohio, 45419, at 4:30 p.m.

The Chair, Mr. Jeffrey Shulman, presided and the Clerk, Mrs. Cathy Gibson, recorded.

Upon call of the roll, the following members responded to their names:

MR. JEFFREY B. SHULMAN PRESENT
MR. ANDREW AIDT PRESENT
MRS. REBECCA BUTLER PRESENT
MRS. HARRISON GOWDY PRESENT
MR. STEVE BYINGTON PRESENT

Officers of the city present were the following:

Mr. Norbert S. Klopsch, City Manager
Ms. Dalma Grandjean, City Attorney
Mr. Jay A. Weiskircher, Assistant City Manager
Mr. Dave Bunting, City Inspector

The following visitor registered:

Kelli Wynn, Dayton Daily News

It was moved by Mrs. Gowdy and seconded by Mr. Aidt that the minutes of the commission meeting held January 6, 2010 be approved as submitted and the reading thereof be dispensed with at this session. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Shulman noted they have no application requests. Mr. Weiskircher referenced a PowerPoint presentation and proposed language for a Transitional Use Zoning District. He reviewed the zoning map and in particular the two corner properties, owned by Dr. Hoffman, 2300 Far Hills and Dr. Prikkel, 2301 Far Hills. Since their last meeting, he and the city attorney worked on language for regulations relating to this buffer area between the businesses to the south and residential area to the north. He reviewed the proposed permitted uses: city of Oakwood uses and structures; business and professional offices; and medical/dental laboratory. Mr. Weiskircher reviewed the restrictions relating to building height, off-street parking, and that any modification must comply with the Business District Design Guidelines. He explained any major expansion to existing buildings or construction of a new building would require a site development plan review and the language includes sign regulations. Mr. Weiskircher indicated both physicians have reviewed this proposed language and concurred, however could not be at the meeting. He asked that the planning commission recommend the language to council for review.

Mr. Shulman asked about parking. Mr. Weiskircher explained at 2300 Far Hill, there are approximately eight parking spaces and the 2,500 square foot building requires 10-12. Mr. Shulman asked about the building use. Mr. Weiskircher explained it did house orthopedic physicians and a psychologist is still using the basement; the other doctor is a chiropractor and there are approximately 15 parking spaces as well as abutting on-street parking on Hillview.

It was moved by Mr. Shulman and seconded by Mr. Aidt that the Transitional Use Zoning District language as drafted by staff be recommended for approval and forwarded to Council for review. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Weiskircher referenced a photo of the Sugar Camp property and the existing marketing sign. He reminded the commission that last month they approved the sign at the front entrance to Sugar Camp Circle, however, after review; the applicant would prefer to relocate the sign to the west gate for aesthetic purposes. He indicated the other existing sign at Maysfield will be removed so there will only be two signs. Mr. Weiskircher indicated the existing sign is to market office space at Buildings A and D; the new sign is for Building B. The commission concurred with the modified sign location.

At 4:47 p.m., it was moved by Mr. Shulman and seconded by Mr. Aidt that the Planning Commission adjourn into executive session to discuss pending legal matters. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

At 5:30 p.m., it was moved by Mrs. Butler and seconded by Mr. Aidt that the Planning Commission adjourn from executive session and to adjourn the meeting. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

CHAIR

ATTEST:

CLERK