

Oakwood, Dayton, Ohio

April 6, 2011

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	ABSENT
MRS. HARRISON GOWDY	ABSENT
MRS. E. HEALY JACKSON	PRESENT
MR. STEVE BYINGTON	PRESENT

Officers of the city present were the following:

Mr. Jay A. Weiskircher, Assistant City Manager
Mr. Robert F. Jacques, City Attorney
Mr. Dave Bunting, City Inspector

The following visitors registered:

Mr. and Mrs. Tommy Routsong, 494 Lookout
Mr. Jeremy Kelley, Dayton Daily News

It was moved by Mr. Byington and seconded by Mrs. Jackson that the absence of Mrs. Gowdy and Mr. Aidt be excused. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

It was moved by Mr. Byington and seconded by Mrs. Jackson that the minutes of the planning commission meeting held March 2, 2011 be approved as submitted and the reading thereof be dispensed with. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Shulman reviewed the meeting procedure with the audience.

Application #11-2, the review of the previously approved 2008 special use request by Ron Waker to further reduce the 50% required rear yard green space to enlarge the parking area next to the apartment building, and add sidewalks along the east side of the building at 820-824 Far Hills Avenue was presented. Mr. Weiskircher referenced a PowerPoint presentation which included photos and site plan of the property. He noted that the applicant was not at the meeting and reminded the commission this request was originally approved in May, 2008 with the requirement of a landscape plan. Although the owner did some of the landscaping, it was not completed so staff is recommending that if this request is granted, it be contingent upon completion of the original landscape plan.

Mr. Shulman referenced the site plan and the walks along the west side of the drive. Mr. Weiskircher explained those are several separate sidewalks leading from the drive to the house. Mr. Byington wondered why nothing has been done within the past two years. Mr. Bunting explained the owner purchased a property at 1629 Far Hills and has also been working on that property. Mr. Byington asked if there is anything in the ordinance that would require the project to be completed within six months, particularly landscaping. Mr. Shulman asked what the guidelines are. Mr. Weiskircher responded one year. Mrs. Jackson asked if they could table the matter so they could question the applicant on his plans. Mr. Weiskircher concurred.

Therefore, it was moved by Mr. Byington and seconded by Mr. Shulman that application #11-2, the review of previously approved 2008 special use request by Ron Waker to further reduce the 50% required rear yard green space to enlarge the parking area next to the apartment building, and add sidewalks along the east side of the building at 820-824 Far Hills Avenue, and known as lot #465 pt., be tabled until the May meeting so the applicant may answer questions from the commission. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Weiskircher referenced the request from Mr. Routsong's architect for a one-year extension on the approved Major Site Development Plan at Irving and Oakwood Avenues. Mr. Byington asked the applicant if there was anything the city could do to help and if the extension is to try and obtain tenants. Mr. Routsong explained he has tenants but needs an extension to build the building. Mr. Byington asked if he had a start time. Mr. Shulman asked if could be done within a year. Mr. Routsong indicated there is no projected start date for the building at this time.

Therefore, it was moved by Mr. Byington and seconded by Mrs. Jackson that a one-year extension be granted to Mr. Routsong on the Major Site Development Plan at the corner of Irving Avenue and Oakwood Avenue. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Shulman asked for a status report on the Pointe Oakwood development. Mr. Weiskircher indicated marketing efforts continue and there are plans to build at least one other model home sometime this year.

It was moved by Mr. Byington and seconded by Mrs. Jackson that the meeting be adjourned. The public meeting concluded at 4:49 p.m.

CHAIR

ATTEST:

CLERK