

Oakwood, Dayton, Ohio

April 6, 2005

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 4:35 p.m.

The Chair, Mr. William Kendell, presided and the Clerk, Ms. Cathy Blum, recorded.

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

MR. WILLIAM KENDELL.....PRESENT  
DR. NORMAN J. FOGEL.....PRESENT  
MR. JONATHAN W. HOUSE.....PRESENT  
MR. JEFFREY B. SHULMAN.....PRESENT  
MR. CARLO C. MCGINNIS.....ABSENT

The Officer of the city present was the following:

Mr. Jay A. Weiskircher, Deputy City Manager

There were no visitors present.

It was moved by Mr. Shulman and seconded by Dr. Fogel that the absence of Mr. McGinnis 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 Dr. Fogel and seconded by Mr. Shulman that the minutes of the planning commission meeting held March 2, 2005 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, the same passed unanimously and it was so ordered.

Mr. Weiskircher explained that Mr. Schear and his contractor submitted a proposal to remove the existing structures and install new driveway entry pillars with attached walls and a security gate. Although the current ordinance did not permit the request, staff felt the proposal is a significant improvement over the existing condition so an amendment to the Zoning Code is being proposed which would allow the proposal as submitted. Dr. Fogel questioned the percentage amount. Mr. Weiskircher indicated staff felt that made good sense in terms of reviewing these requests against the scale of the home. It was noted that the following proposed ordinance was advertised for public hearing input at this meeting.

For the record, Mr. House arrived at 4:40 p.m.

Mr. Kendell recalled concerns with a request on Runnymede based on the height and bulkiness of the structure as well as potential requests on smaller lots. Mr. Weiskircher indicated this amendment will permit Mr. Schear to submit his request subject to a slight reduction in the pillar height. He indicated if council concurs with the amendment, then the application can be approved by staff. Mr. House expressed concern that this not open up Pandora's Box. Mr. Weiskircher reminded the commission that these requests are only permissible on 1 ½ acre sized lots, and there are already sufficient safeguards built into the language so the scale of the pillars is in keeping with the setback of the principal structure and the lot width. Mr. Shulman asked what is being done on the east side of the property. Mr. Weiskircher responded a retaining wall is being installed.

#### AMENDING SECTION 901.9 OF TITLE 9 OF THE OAKWOOD ZONING ORDINANCES.

Therefore, it was moved by Mr. Shulman and seconded by Dr. Fogel that the aforementioned ordinance be recommended to city council for its review and approval. Upon a viva voce vote on the question of the motion same passed unanimously and it was so ordered.

Discussion ensued in regard to the status of various properties in the city.

There being no further business to come before this session of the planning commission, it was moved by Mr. House and seconded by Dr. Fogel that this session of the planning commission of the City of Oakwood, now adjourn. Upon a viva voce vote on the question of the motion, it passed unanimously. Thereupon, this session of the planning commission did adjourn at 5:05 p.m.

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CHAIR

ATTEST:

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CLERK