

Oakwood, Dayton, Ohio  
January 3, 2007

The planning commission of the City of Oakwood, State of Ohio, met this date at the City Building, 30 Park Avenue, Dayton, Ohio, 45419, at 4:30 p.m.

The Chair, Mr. William Kendell, presided and called the meeting to order at 4:40 p.m. City Attorney Dalma Grandjean recorded the meeting.

The following members were present:

MR. WILLIAM KENDELL.....PRESENT  
MR. JEFFREY B. SHULMAN.....PRESENT  
MR. STEVEN BYINGTON.....PRESENT  
MR. ANDREW AIDT.....PRESENT  
MR. CARLO C. McGINNIS.....ABSENT

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  
Mayor Judy Cook  
Mr. Kevin Weaver, Public Works & Engineering Director

The following visitors registered:

Nancy Bain, Acorn  
Do Wagner, Oakwood Register  
Marlene Maimon  
Dan Janning, 318 Volusia Avenue  
Paul Goodhue, Woolpert  
John Eastman, LJB  
Steve Nixon, Woolpert  
Faye Wenner, 1900 Coolidge  
Greg Robinson, 236 Rubicon  
Jim Bauman, 55 Hillside Court  
S. Oxner, 217 Market Street  
Ryan Trent, 224 Triangle Avenue

Chairman Kendell announced that the meeting would be an informal discussion by Planning Commission members of the Sugar Camp Master Plan proposal with various presentations. Visitors would be heard at the end.

First, Jay Weiskircher gave a Power-Point presentation reviewing the elements of the Master Plan. He showed the site as it exists today and then as it is proposed to be. He indicated that about 24 acres are owned by the Oakwood Investment Group (OIG) and that the Versant Group is planning to purchase about 11.5 of these acres. Mr. Weiskircher then discussed proposed changes to Lot 1, as well as traffic control measures to be taken, planned access points, parking lots, changes to existing structures, demolition of the on-site cabins, and possible construction of a new professional building containing a dining establishment. He then addressed the availability of liquor permits, lighting and signage on the site.

Mr. Weiskircher then turned his attention to the residential portion of the site. He reviewed the plans for the three types of housing contemplated: town villas, park villas, and manor house

residences. He referenced their projected price points, ingress/egress points, architectural styles, sidewalk designs, landscaping plans, density, the possibility of a commercial building being constructed, the proposed professional building and plans for parking.

Mr. Weiskircher then reviewed a chart he had prepared that compared the elements of the Master Plan with the recommendations made in the 1004 Sugar Camp Site Development Alternatives and Guidelines, the 2004 Comprehensive Plan and the 1997 Subarea Plan. He went on to review the contemplated project phasing schedule and reviewed exceptions to the Zoning Code, which are shared driveways, building heights, parking spaces, setbacks and signage. He then summarized the benefits to the community of this project. He noted that there will be a condominium association.

In response to a question by Chairman Kendell, Herold Williams clarified that there would be a choice of floor plans but not of exterior design, nor will custom architecture be allowed. All residents will be members of the condominium association with its covenants and restriction and there will be no lot lines or subdivisions.

Mr. Weiskircher then addressed the impact on city services: police, fire, and waste removal. He indicated that the City believes it can provide the additional services without additional staffing.

Mr. Shulman then asked about the City's financial commitment. City Manager Klopsch responded that there will be a sharing of expenses with regard to the access road and the City is exploring TIF options.

Mr. Mike Oxner then spoke regarding utility issues. He indicated that it is already served by existing utilities though there may be a need for some minor modifications. There will be a need to install major extensions to the lower residential area. A gravity system will be built with a temporary lift station. The biggest issue will be the increased storm water runoff. He indicated that a canal used to run along the lower area and it flowed into the Great Miami River. The canal is now filled. Versant has approached Kettering about reopening it. They are in the process of conducting a drainage study. Currently most of the drainage is to the NCR lagoon. They are exploring the possibility of using it as a detention system. Dayton has indicated that it would be willing to allow its receiving lines to accept the additional water generated by the new properties.

With regard to electric service, Mr. Oxner indicated that two large power lines will be relocated and gas and other utilities will be extended. All utilities on the interior of the property will be underground.

John Eastman then interjected that his concern was that the final looping of the water system, its sizing, and the fire hydrants be adequate. He added that water service to the area is excellent. He will review the adequacy of the sanitary sewer system plans. He noted that Oakwood's storm water ordinance does not specifically require detention and that NCR was concerned about flooding of the Great Miami River and its effect on the lagoon on its property.

Mr. Eastman pointed out that gas is readily available to the site but extensive relocation may be required.

Steve Nixon of Woolpert then introduced his colleague Paul Goodhue, a traffic engineer. Mr. Goodhue discussed the findings made in the report entitled *Supplement to Sugar Camp Impact Study*. He said they will continue to work with staff and noted that the ODOT standards are not applicable to urban settings like Oakwood. John Eastman confirmed this as regards turn lane lengths. Kevin Weaver pointed out that there are some very specific restrictions with regard to

what can be done. He believes that they are on track. He then discussed possible traffic changes to Volusia Avenue and agreed that the contemplated turn lane lengths are more consistent with an urban setting. They are working with ODOT on lane widths for Far Hills Avenue. Poles on Far Hills may be affected. The plan is to have laning plans ready for the January 17<sup>th</sup> meeting.

Mr. James Bauman of Brown & Bills Architects with Mr. Herold Williams then reviewed exterior materials to be used: brick and various forms of stone, as well as clay roof tiles in browns, grays and greens. Mr. Williams explained the building system contemplated and described the autoclaved aerated concrete blocks to be used, which are widely used throughout Europe and are now being gradually introduced into the US. These blocks are made of baked aerated concrete made up of 80% air. Their use allows the builders to take advantage of thin-veneer technology to produce a solid wall and provides exceptional fire-proofing. Their use also allows real stucco to be placed on the walls as well as real stone. They will be using full-thick brick though stones will be thin, only one-half inch versus the normal four inch thickness.

Portuguese limestone will be used on the commercial buildings and, sparingly, Indiana limestone will be used as well. Appointments of granite will also be used as will fiber-glass-molded gypsum in lieu of plaster components on buildings.

Contemporary technology will be used to achieve an upscale look but at a cost point which suits the market price point.

Interiors will be drywall with wood trusses and wood joints. The houses along Far Hills will front on Far Hills and will be set back forty feet from the right-of-way line which will result in front doors being about fifty feet on average from the curb.

Mr. Aidt requested more detailed concept plans of each of the housing types. Mr. Williams pointed out that these are already set forth in the architectural drawings.

Chairman Kendell then asked about walking paths and ponds. Mr. Williams said that they are looking at areas available for parks as amenities. In regard to foot paths, the only suitable area is along the steep hillside, which might interrupt the privacy of residents and might also raise some security concerns. Their goal is to build very nicely landscaped streetscapes and sidewalks.

A discussion then ensued about various possibilities for such amenities.

Lee Schear of Oakwood Investment Group and Mr. Herold Williams of Versant Group then presented the developer update.

Mr. Schear stated that buildings A and D were under contract to be developed by Dr. Edward Thomas, and Building B was available for tenancy. Building C was under renovation. He stated that the Mikva building in the religious area will not require additional parking and would be used only two to three times a week. It needed to be close to the synagogue but could not be connected to it and needed to be in a secure area. Its size is 1000 to 1200 square feet.

As for the professional building, it is awaiting specific application. It will be designed so that only 1 ½ of four stories will be visible from Schantz Avenue.

Mr. Williams then proceeded to give an update about the Versant Group's portion of the project. He stated that Versant had initially purchased Lot 2 and had a conditional lease on Lot 3; however, they have now executed a lease-purchase agreement for Lot 3, so that they now control

it. They have a contract with OIG regarding the residential segments of Lot 1, comprised of approximately 11.5 acres.

Mr. Klopsch then noted that there would be a need to replat and that discussions are underway with the City of Dayton regarding the adjustment of the corporation lines on the northern edge of the properties.

Mr. Williams noted that most of the foundry sand would be used as fill on Lot 3.

Mr. Kendell then asked if any visitors wished to be heard.

Mr. Ryan Trent of 224 Triangle came to the podium and introduced himself. He stated that the reasons he moved to Oakwood was because of the school system and because of the appearance of the city, which had been built before suburban sprawls. He believes this development will change the look of the city.

Nancy Bain then came to the podium and stated that she had lived in Oakwood twenty-two years. She rides her bike all over the city and does not feel included in this plan. It does not look like our current city which lacks cul de sacs – with only one entrance, signage, walls and so forth. The trees will be gone. Further, Oakwood did not address storm water management in the twentieth century. The Miami Conservancy District has methods to deal with such issues. She expressed her concern about the effect on the Great Miami River and about traffic along Far Hills. She was also concerned about the effect on wild life and the need for green space.

Dan Jennings came to the podium and stated that he echoes Ryan Trent. This appears to be a gated community. He questioned the addition of a traffic light and expressed concern about the impact on Harman School and the addition of more kids to the system.

The meeting was adjourned at 7:25 p.m.

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CHAIR

ATTEST:

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CLERK