

Oakwood, Dayton, Ohio

September 12, 2007

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 Vice Chair, Mr. Jeffrey Shulman, presided and the Clerk, Ms. Cathy Blum, recorded.

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

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

Officers of the city present were the following:

Mr. Jay A. Weiskircher, Assistant City Manager
Mr. Dave Bunting, City Inspector

The following visitor was present:

Bert Murvay, 110 N. Main Street

Mr. Shulman reviewed the meeting procedure and noted since only three of the five members are present, which constitutes a quorum, the applicant has the prerogative to proceed or postpone. Mr. Murvay asked to proceed.

It was moved by Mr. Byington and seconded by Mr. McGinnis that the minutes of the planning commission meeting held August 1, 2007 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.

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

Application #07-6, the special use request submitted on behalf of Fifth Third Bank to remove the existing vegetation screen along the west property line and install a six foot high wood privacy fence at 2601 Far Hills was reviewed. Mr. Weiskircher referenced a PowerPoint presentation and explained in the late 1960's when the Planning Commission approved the parking lot, they mandated vegetative screening along the west property line, and now Fifth Third Bank wants to change to a fence which necessitates the special use. In the mid 1980's, Mid America Bank was there and requested a chain link with colored slat fence on the west line which was opposed by the neighbors and the fence was denied. Mr. Weiskircher indicated the current fence request is more aesthetically pleasing. He reviewed the area of the lot (240-245 lineal feet) where the proposed 6' board-on-board/shadowbox fence is proposed. He referenced pictures of the existing conditions and proposed fence design. Mr. Weiskircher introduced Mr. Murvay who is representing Fifth Third and noted the bank is also undertaking a number of improvements, including resurfacing the parking lot.

Mr. McGinnis questioned the existing vegetation. Mr. Weiskircher responded junipers. Mr. McGinnis indicated that plant material has worked well in alleys and when he was at the site, he noticed that the vegetation has not been maintained, overgrown with vines, etc. Mr. McGinnis referenced other parking lots and the city's desire that they be naturally screened, so believes removal of the natural buffer is a mistake. He recalled they required Dorothy Lane Market to install plantings in the lot to help soften and

although there isn't room in this lot, he believes vegetative screening makes a better border. He is reluctant to veer from this standard since it abuts the residential area. Mr. Weiskircher indicated he has worked with the bank in the past and for some reason the plant material doesn't do well in that area due to maintenance and/or soil conditions. Although he also prefers vegetation, in this location a fence seems to make more sense. Mr. Weiskircher noted in the past Fifth Third has replaced the plant material as requested by the city. Mr. Shulman questioned the property line location. Mr. Weiskircher believes there is vegetation on the neighbor's side as well and suggested that sufficient space remain for some greenery between the property and the back of the curb to help soften the fence. Mr. Byington questioned the distance. Mr. Murvay believed 6-8'. Mr. Shulman asked if the fence could be installed without removing any of the plant material. Mr. Weiskircher informed the Commission the city has received no calls from the neighbors on this issue. Mr. McGinnis believes they can't rely on individual owners; the city has to follow standards since some neighbors may not exercise their right to be heard. Mr. Weiskircher explained that out of the six or seven junipers planted within the past 12 months, only half have survived, and the rest are in a state of decline.

Mr. Murvay explained there is no access to water for the vegetation which is part of the problem and within the last year they planted 12, six the year before, and very few survive. He added the bank is also planning to paint the building and at that time want to clean up the lot. Mr. Byington asked about the cost of the fence. Mr. Murvay responded \$12,000. Mr. Byington wondered if an irrigation system would be a better use of money. Mr. Murvay indicated that would cost \$40,000 to install; he looked into that option which also has maintenance issues. Mr. Shulman asked if they plan to paint the fence. Mr. Murvay indicated whatever the commission suggests. Mr. Weiskircher suggested they explore possibly planting low level vegetation to soften the appearance of the fence. Mr. Byington questioned the location of the property line. Mr. Murvay indicated they are willing to locate the fence wherever the commission would want. Mr. Byington suggested it be as close to the line for vegetative screening. Mr. McGinnis asked about the cost of the entire project. Mr. Murvay indicated \$87,000 for work on the building plus \$12,000 for the fence. Mr. McGinnis suggested a natural buffer be included. Mr. Shulman questioned how the vegetation has survived. Mr. Weiskircher indicated some of the vegetation belongs to the neighbors and includes honeysuckle. Mr. Shulman suggested the bank work with the city horticulturist on something to help soften the fence. Mr. Weiskircher suggested the application be tabled while they review options with the city horticulturist. Mr. Byington suggested they also obtain a plot plan so they'll know the size of the area and also asked that the neighbors be notified of the next meeting.

Therefore, application #07-6, the special use request submitted on behalf of Fifth Third Bank to remove the existing vegetation screen along the west property line and install a six foot high wood privacy fence at 2601 Far Hills Avenue, and known as lot #1734-1737, was tabled.

Mr. Weiskircher gave an update on the status of Sugar Camp. He reported on the access road project; parking lot area; leasing space to Dr. Thomas, Wellness Connection and professional group; work underway on the synagogue; etc. Mr. McGinnis indicated a neighbor had asked about the directional signs into the entrance. Mr. Weiskircher indicated there are currently temporary signs up until the final signage is installed. He noted staff recently walked the property with Mr. Williams and his staff to review the trees and they hope to present the tree preservation plan in October/November; and added the developer is committed to preserving as many trees as possible. He noted the preliminary plat will not be presented until November as discussions with Dayton on the corporation line adjustment are on-going. Mr. Weiskircher noted next month they also hope to present the master landscaping plan from OIG, which the commission needs to approve.

Mr. McGinnis asked for plan information on signs, lights, park benches, etc., and hopes that the appearance will blend with the city's streetscape and signage. Mr. Weiskircher indicated they meet as a group every third week so there is coordination between all the parties associated with the development. Mr. McGinnis also asked about pedestrian/bicycle paths. Mr. Weiskircher referenced the scenic overlook and park. Mr. Shulman asked about the street to the north. Mr. Weiskircher explained that will be the entry to the residential area and the soccer fields. In response to a question, Mr. Weiskircher indicated the fields are being used for fall soccer and they are still working on details on this complicated roadway.

Mr. Weiskircher gave an update on Hawthorn Hill, noting tours began in September, two on Wednesday and two on Saturday. Carillon Park purchased a ten passenger van which is smaller than approved and he wondered if anyone had any observations. Mr. Shulman indicated he has been out of town since the tours began. Mr. Weiskircher indicated the city has conducted pre-tour traffic counts. Mr. McGinnis is pleased with the cooperation with Carillon Park.

The Planning Commission adjourned. The public meeting concluded at 5:22 p.m.

VICE CHAIR

ATTEST:

CLERK