

Oakwood, Dayton, Ohio

May 5, 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 .....	ABSENT
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 was present:

Laura Meyer, 327 Forrer Boulevard

It was moved by Mr. Aidt and seconded by Mr. Byington that the absence of Mrs. Butler 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. Aidt and seconded by Mr. Byington that the minutes of the planning commission meetings held March 3, 2010 and March 17, 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 indicated they will hold a public hearing on the following proposed legislation.

TO AMEND SECTION 702.2, PERMITTED USES OF THE OAKWOOD ZONING ORDINANCE TO ALLOW PET GROOMING STUDIO AS A PERMITTED USE IN THE COMMUNITY BUSINESS DISTRICT.

Mr. Weiskircher explained that Laura Meijer, recent Oakwood resident, would like to have a pet grooming studio in the Far Hills Business District. After staff's review, it was determined to make this a permitted use in the Far Hills Business District (but not the neighborhood business district) with the requirement that 60% of the floor space be for retail use and no overnight accommodations. He indicated that Ms. Meijer had a studio in Hyde Park (Cincinnati) and also has experience with dog parks.

Ms. Meijer explained she has been in the business for 20+ years, an upscale dog boutique with 40% used for grooming. They also do massages, pickup and delivery and she felt given this walking community with a lot of pets, the boutique would be a good fit. Ms. Meijer indicated she has also helped design a couple dog parks in Cincinnati. Mr. Shulman asked if they work on dogs and cats. Ms. Meijer responded yes and added there is no overnight accommodation. Mr. Shulman asked about her previous operation. Ms. Meijer replied she had the business in Hyde Park for about 16 years but due to her recent divorce closed that business and relocated. She explained they will sell collars, jewelry, leashes, not competition with the pet store across the street. Mr. Klopsch noted there are over 2,000 dog licenses sold in Oakwood. Mr. Byington asked a procedural question since the ordinance did not address no overnight boarding. Ms. Grandjean suggested the ordinance be amended to include that as was discussed.

Therefore, it was moved by Mr Shulman and seconded by Mr. Byington that the aforementioned ordinance be recommended to council for approval subject to paragraph 7 being modified to include that

there be no overnight boarding of pets. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Weiskircher referenced the final Routsong site plan that council approved. Mr. Klopsch explained they had a large crowd on Monday; staff had met with the neighbors a week prior and shared information which was communicated throughout the area which explained why council listened to the appeal in May rather than last December. Approximately 10 people spoke and all were opposed except one and three of the five council recused themselves which raised concern. In regard to the latter, Mr. Klopsch indicated they are looking at whether to amend the zoning code to address a temporary appointment need when someone is recused. Mr. Klopsch explained Mrs. Hilton and Mayor Duncan voted to approve the plan as amended which included: architectural enhancement to the east elevation; three point turnaround; and Oakwood Avenue sidewalk adjustment. He noted Mr. Weiskircher did a nice job summarizing the project and added Mr. Routsong did not get the initially requested large retail center, the adjacent residential properties have remained. He noted Mr. Schaeffer presented new Plan B which also caused concern from the audience but was not part of the issue. Mr. Weiskircher referenced a comment that neither the applicant nor city is happy so it's a good compromise. Mr. Klopsch indicated someone questioned what the next step is and were told the applicant can either proceed or restart the process with a new application.

Mr. Klopsch updated the Commission on the Athletic/Recreation Master Plan and indicated at last week's community meeting there were 150 citizens, 21 spoke, and the major concern related to tennis. He noted people usually don't attend these meetings unless they have a concern. He referenced support to leave the tennis courts at the Community Center so the consultant is working on some new concepts: three courts with a gym addition; and five courts for High School matches and small gym addition. Mrs. Gowdy thought the High School would use Old River. Mr. Klopsch indicated the tennis coach prefers the Community Center. He noted one of the abutting neighbors also feels the courts should stay at the Community Center and doesn't want the cul-de-sac opened and had communicated with a lot of other citizens. Mrs. Gowdy believes the Master Plan should best serve all citizens, not just the High School tennis component. Mr. Klopsch indicated staff is putting together a statement about what the Master Plan is—conceptual ideas for future use. Mr. Shulman asked how many courts the team needs. Mr. Klopsch indicated they can use four, but five is preferable. Mr. Shulman suggested they work with Hollinger Tennis Club. Mr. Klopsch referenced a conversation that Mr. Weiskircher had with the Hollinger president and was told they are currently working on membership and if need be, could partner with the city. Mr. Weiskircher noted he was also informed the median age of the Club member is 65. Discussion ensued in regard to clay courts, etc.

Mr. Klopsch reported on a recent meeting with UD officials and that Dr. Curran believes they can work out an agreement to utilize their tennis courts. Mr. Shulman agreed this isn't a High School use issue, but for all citizens and was taken aback with some of the negativity of comments. Mr. Klopsch shared statistics from the phone survey which showed that many (62%) citizens are willing to help pay for new recreation/athletic facilities. He then presented a chart which depicts how the property tax millage is divided up, the small amount the city gets, yet citizens hold the city responsible for all the real estate tax. Discussion ensued in regard to taxes, school levy, estate tax, telephone survey, rumors, etc.

Mr. Klopsch indicated council is in the process of interviewing potential candidates to fill the upcoming vacancy on the Planning Commission.

The Planning Commission adjourned. The public meeting concluded at 5:20 p.m.

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CHAIR

ATTEST:

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CLERK