

Oakwood, Dayton, Ohio

November 2, 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 PRESENT
MRS. HARRISON GOWDY PRESENT
MRS. E. HEALY JACKSON PRESENT
MR. STEVE BYINGTON PRESENT

Officers of the city present were the following:

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

The following visitor was present:

Mr. Earl Reeder, 346 Jones Street

It was moved by Mr. Aidt and seconded by Mrs. Gowdy that the minutes of the planning commission meeting held August 3, 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.

Application #11-7, the request by Oakwood Investment Group LLC and Plan B Realty LLC to amend the Sugar Camp Master Plan approved on April 23, 2007 to include the following improvements: 1) expand the existing parking lot on the east side of Building A; 2) replace the existing canopy leading to Building A; 3) replace the existing canopy and expand the drop off at Beth Abraham Synagogue; and 4) install monument sign in front of Building B, was reviewed. Mr. Weiskircher referenced a PowerPoint presentation and the drawing of the existing site plan and proposed parking lot expansion at Building A. He indicated Mr. Schear plans to move his firm into Building B, between the Synagogue and Building A where Dr. Thomas is located. He reviewed photos of the existing parking lot next to Building A, location of the proposed parking lot, and plans of the grading/layout and demolition. He noted the expanded parking lot will double in size with 25 regular spaces and six handicap spaces. Mr. Weiskircher reviewed the two building canopies that will be removed and replaced as well as photos of the existing entry canopies. He referenced the existing sign at W. Schantz and Kramer, the proposed monument sign (constructed of stone, wood, aluminum letters and up lit) located at Building B and elevations drawings. He also reviewed the proposed location of the expanded pull-off area. Mr. Weiskircher explained the requested action will be recommendations to city council on amendments to the master plan. Mr. Aidt noted the expanded parking lot is on the edge of the property line and wondered whether the property line will be changed. Mr. Weiskircher explained in January/February the owner will be presenting plans to amend Pointe Oakwood which at that time will address the property line. Mr. Aidt asked if the right-of-way will change for the drop-off. Mr. Weiskircher indicated it will remain the same.

Mr. Earl Reeder, Architect for the project, was sworn in at the request of Chairman Shulman. Mr. Reeder explained he was retained by OIG to provide consulting services on the project and a vision to bring back Sugar Camp to its original park like atmosphere. Mr. Reeder grew up in the area, investigated historic Sugar Camp drawings and has recommended some changes. In front of Building B, they plan a new front entry in lieu of the modern canopy with use of stone and wood to match the building and a row of trees to soften the building. He is working with the synagogue architect on ideas for that front entry that will be more specific to its traditions. Mr. Reeder is planning a series of new entries to each of the buildings per the building use. He indicated Dr. Thomas has been very successful but several of his patients are elderly with walkers/wheelchairs so handicap accessibility is of a great need as well as a drop-off area. He does

not have plans currently for the entry at this building but plans to have it match the other entries. He plans to have the street through this building complex match the feel of Sugar Camp with trees and pleasant entries. They hope to accomplish this prior to Mr. Schear relocating his office after the first of the New Year. He reviewed the pull-off area at the synagogue which will provide convenient access, noting the street width will remain the same. Mr. Reeder referenced the parking lot expansion and indicated based on how the property has been divided up over the years, the property line will have to be adjusted, but they need the larger lot for more parking and to make it not as tightly congested. In regard to the sign, Mr. Reeder explained it will be similar to the sign near the street with wood, stone and brushed aluminum lettering. Mr. Reeder indicated these are all small projects but will help change the image to what originally existed at Sugar Camp.

In regard to the pull-off area, Mr. Klopsch indicated it's appropriate to leave the right-of-way as is but the city will need to obtain an easement since it's a public walk. Mr. Reeder indicated they will also work with the city on the property line issue. Mr. Byington asked about the timeline and expressed concern that this is the first phase of multiple projects; it's difficult to approve the parking lot if other changes are forthcoming. He is also concerned that the parking lot will impact land uses already approved for Pointe Oakwood and suggested they wait and combine the designs. Mr. Reeder indicated he'd like to move forward as they finish up the building so Schear Financial may move in and so Dr. Thomas' patients may be accommodated. Mr. Reeder indicated Mr. Weiskircher will be reviewing the development in the residential area and progress that has made. He is not in favor of holding up the parking lot since it does not deviate significant from the original Master Plan. He indicated as the project moves forward there are other changes they'll present for discussion. Mr. Byington agreed with the canopy, sign, and drop-off but is concerned that the additional parking may impact the overall development that was approved; he believes that is a major change. Mr. Reeder indicated he could hold off on the parking lot, but not the other issues. Mr. Shulman asked if those three items are recommended and council approves, when the work would begin. Mr. Reeder indicated Mr. Schear has asked them to proceed immediately. Discussion ensued in regard to weather, asphalt, etc.

Mrs. Gowdy asked about other components. Mr. Reeder indicated they will replat the lots to allow for the expanding parking lot. He also reviewed the tight parking next to Building A and egress issues from Building B that they are working on with the Kettering Building Department. Mr. Klopsch indicated council has a work session scheduled for November 21 at which time they could hold a special meeting to hear these proposed amendments. Mr. Reeder indicated there are other issues such as an underground electric bunker; light poles need to be moved, significant amount of preparation work and reiterated he doesn't agree with holding on the parking lot to view plans at Pointe Oakwood. Mr. Byington referenced the original plan and location of Ledges Trail that connects to Old River Trail and how that will impact the lots in Pointe Oakwood next to the parking lot. Mr. Reeder indicated the Pointe Oakwood items won't be available until early next year and indicated there are three homes underway with varying architectural styles, the lots have been platted and utilities are in place. He indicated right now they are working on the commercial activity at Sugar Camp. Mr. Byington wondered how they sold those lots in Pointe Oakwood without telling the owners what is happening behind them at Sugar Camp. Mr. Reeder indicated the purchasers are aware of the plans. Mr. Shulman expressed concern with physically challenged patients visiting Dr. Thomas. Mr. Reeder reiterated all three entries will create a street ambience and community oriented feel. He indicated another doctor is looking into moving in the same building as Dr. Thomas so will have some input on that entry. Mrs. Jackson questioned how far Ledges Trail is away from the parking lot and how it might impact the homes. Mr. Klopsch explained Mr. Schear has expressed concern about Ledges Trail and the buildability of those lots based on the topography of the lot. Mr. Reeder indicated the physical realities of that road, which will require a 20 foot retaining wall, make it an extremely expensive road. He added that current plans under consideration do not provide for an upper road with single residential units.

It was moved by Mr. Aidt and seconded by Mr. Byington that consideration of the parking lot expansion should be deferred until such time as additional information is submitted with respect to the adjoining residential development, and that application #11-7, the request by Oakwood Investment Group LLC and Plan B Realty LLC to amend the Sugar Camp Master Plan approved on April 23, 2007, be recommended to city council for approval as to the following improvements: 1) remove existing canopies leading to Building B and Beth Abraham Synagogue and install new entry canopy at Building B; 2) install monument sign at Building B; and, 3) extend pull off to Beth Abraham entrance, subject to submission of an easement for the drop-off area at the Synagogue for public use, based on plans and information previously submitted and in compliance with all applicable city rules and regulations. Upon a viva voce vote on the question of the motion, same passed unanimously and it was so ordered.

Mr. Weiskircher referenced the PowerPoint slides and provided an update on upcoming construction activity at Pointe Oakwood. He reviewed the site map and pointed out the lots which are being developed and/or have potential buyers. Mr. Rhodes is building two homes – 3,500 and 3,000 square feet and referenced architectural drawing of each. There is a home fronting on Far Hills (2,400 s.f.) that is being built and a 2,700 s.f. home on Old River Trail with an unfinished basement. Mr. Byington asked if the four lots on Pointe Oakwood Way are being developed into two lots each. Mr. Reeder indicated he did not know. Mr. Weiskircher indicated Mr. Rhodes is semi-retired but excited to work at this location and plan to begin construction yet this week.

The Planning Commission adjourned. The public meeting concluded at 5:30 p.m.

CHAIR

ATTEST:

CLERK