

Oakwood, Dayton, Ohio
December 7, 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 Acting Clerk, Mr. Jay Weiskircher, 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. Jay A. Weiskircher, Deputy City Manager
Mr. Robert F. Jacques, City Attorney
Mr. Dave Bunting, City Inspector

The following visitor was present:

Earl Reeder

It was moved by Mr. Aidt and seconded by Mr. Byington that the minutes of the planning commission meeting held November 2, 2011 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 noted that Architect Earl Reeder is in attendance this afternoon to discuss residential architectural styles at Pointe Oakwood. Mr. Weiskircher added that when the Sugar Camp/Pointe Oakwood Master Plan was originally approved in 2007, the resolution noted that the architecture for the single residential units shall be as generally depicted in the developer's submittals. Mr. Weiskircher refereed to one of the boards submitted at the time and remarked that the original architectural theme was European-Country French. He went on to add that once the model residence was completed, although public feedback on the appearance of the model was very positive, the use of high end building materials such as slate, limestone and copper gutters made the overall cost of the construction market prohibitive. In May of this year, the developer requested, and city council approved, the use of other exterior building materials including brick, dimensional asphalt shingles and wood or composite siding. Mr. Weiskircher noted that with four homes currently under construction, this was a good time to discuss changes to the original architectural theme for the development.

Mr. Reeder distributed copies of a handout he had prepared which included a number of different architectural styles. He noted that while the Pointe Oakwood Covenants list seven distinct architectural styles, there is flexibility for other styles to be considered as well. He indicated that prospective buyers are typically looking for a floor plan with a large family room, a nice kitchen and a master suite on the first floor.

Mr. Reeder noted that while the original architectural scheme approved in 2007 would have created a distinct look at Pointe Oakwood, the present thinking is to incorporate the architectural styles that can be seen throughout the community.

Discussion ensued on the architectural styles of the homes currently under construction. Mr. Reeder noted that the final plans are distinctly different than what was originally submitted by the builders. He pointed out a number of architectural details that have been added to each of the models.

Mr. Byington questioned whether one of the homes being built on Ascent Circle meets the massing and proportionality requirements of the ECR. Mr. Reeder indicated that this particular home was not reviewed by the OIG Design Committee before being submitted to the city. Mr. Reeder acknowledged that while the steep roofline is not prevalent in Oakwood, similar architecture does exist in the community. Mr. Byington added that he is concerned that this particular architectural style may be repeated. Mr. Reeder reiterated that while he believes this particular architecture can be seen in Oakwood, it would not be his desire to see this architectural theme repeated. In response to a point made by Mr. Jacques that the ECR is binding, Mr. Byington noted that it does no good if the standards are not going to be enforced.

Mr. Byington asked about the relationship between the current builders and OIG. Mr. Reeder indicated that in the current market, it is very unusual for builders to be willing to build a model residence. He added that OIG has already spent a significant amount of money to get the development to where it is today and that Mr. Schear is absolutely committed to making the development successful and a destination location.

Mrs. Gowdy commented that she supports the general philosophy of allowing buyers and builders the option to be able to use the myriad of architectural styles that can be seen throughout the community.

Mr. Shulman suggested that perhaps there needs to be an additional step in the approval process that would ensure that any plans being submitted to the city have already been approved by the OIG Design Committee. Discussion continued on the home with the steep roof and Mr. Byington reiterated his concern that this style not be repeated. Mr. Reeder reaffirmed his earlier statement that it is not his desire to see this type of architecture repeated.

Therefore, it was moved by Mr. Shulman and seconded by Mr. Aidt that a recommendation be made to city council that no plans for residence units at Pointe Oakwood be submitted to the city until such time that the plans have been reviewed and approved by the OIG Design Committee and that such approval shall be clearly indicated on the plans. The motion was unanimously approved by the members present with Mr. Byington abstaining.

In closing, Mr. Reeder indicated that in order for this development to be successful it's important that representatives from OIG, city staff, the planning commission and city council all work together.

There no being no further business to bring before the commission, Mr. Aidt made a motion and it was seconded by Mrs. Jackson for adjournment. The public meeting concluded at 5:55 p.m.

CHAIR

ATTEST:

ACTING CLERK