

Oakwood, Dayton, Ohio

July 16, 2014

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., Oakwood, Ohio, 45419, at 4:30 p.m.

The Chair, Mr. Jeffrey Shulman, presided and the Clerk, Lori Stacel, recorded.

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

MR. JEFFREY B. SHULMAN.....	PRESENT
MR. ANDREW AIDT	ABSENT
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
 Ms. Lori Stacel, Clerk of Council

The following visitors were present:

Morgan Bruck, 140 Lookout Drive
 Bryan Foos, 800 Harman Avenue
 Steve and Kim Adler, 36 W. Dixon Avenue
 Mike Miller, 2410 Fairmont Avenue
 Judy Cook, 927 Far Hills Avenue
 Dale and Susan Herman, 34 W. Dixon Avenue
 Charlie Campbell, 625 Oakwood Avenue
 Charles and Ann Simms, 12 Patterson Road
 Lee Schear, OIG
 Bob Posner, OIG
 Gary Weaver, OIG Architect

Mr. Shulman opened the meeting promptly at 4:30 p.m. and the members excused Mr. Aidt's absence.

It was moved by Mrs. Jackson and seconded by Mr. Byington that the minutes of the planning commission meeting held September 4, 2013, 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. Shulman reviewed the meeting procedure with all in attendance.

Application #14-1, Mr. Weiskircher explained that this application involves a special use request for a 21" x 70" externally illuminated free standing identification sign submitted on behalf of St. Paul's Episcopal Church, 33 W. Dixon Avenue. Mr. Weiskircher referenced a PowerPoint presentation and reviewed photos of the new and existing sign.

Mr. Shulman asked Mr. Weiskircher if the sign meets all city ordinances and regulations. Mr. Weiskircher confirmed that the sign does.

Mrs. Gowdy inquired about the sign's total height. Mr. Weiskircher confirmed that the total height of the sign and base would be 44".

Mrs. Cook, 927 Far Hills Avenue and speaking on behalf of St. Paul's Vestry, shared that the current sign at St. Paul's is not visible and the new sign would provide enhanced visibility. She shared that the exterior lighting of the new sign would be turned off on or before 10 p.m. She noted that the existing sign, which is also illuminated, had a timer malfunction and has been staying on all night recently, but that is being fixed.

The matter was then opened for public hearing.

Mr. Herman, 34 W. Dixon Avenue, stated that St. Paul's also has a sign on the southwest corner of Far Hills Avenue and Dixon Avenue so this new sign would actually be a third sign.

Mr. Steve Adler, 36 W. Dixon Avenue, shared that he objects to the sign because he feels it destroys the feel of the neighborhood and also has concerns with the lighting of the sign. Mr. Adler doesn't feel the design of the sign matches other signs in the area and believes it is too big.

Mr. Bryan Foos, 800 Harman Avenue, shared that he feels the sign will destroy the character of the neighborhood. He doesn't believe a sign is needed because anyone driving by recognizes that it is a church.

Mrs. Susan Herman, 34 W. Dixon Avenue, explained that she doesn't understand the need of the sign. She feels the sign would be more beneficial at the east end of the church where people on Far Hills Avenue can see it. She shared that she doesn't think it will look right with two signs and suggested designing a new sign to replace the existing one.

Mr. Shulman asked Mr. Weiskircher to explain the position of the two signs. Mr. Weiskircher explained that there is an identification sign which is about the size of a banner located on a DP&L pole at the W. Dixon Avenue and Far Hills Avenue intersection. The new sign will be further to the west than the existing sign. Mr. Shulman asked how far the two signs would be from the edge of the sidewalk. Mr. Weiskircher explained that the existing sign is 25-30 feet from the edge of the sidewalk and the new sign would be 5-6 feet from the edge of the sidewalk.

Mrs. Gowdy inquired about the purpose or goal of the sign and asked if the sign was to get traffic off of Far Hills Avenue to the church. Mrs. Cook explained that the sign will be too far away from Far Hills for passing by traffic to see it.

Mr. Shulman asked what will happen with the existing sign? Mrs. Cook confirmed that there will be no change to the existing sign.

Mrs. Jackson asked if there was a community meeting to discuss the sign. Mrs. Cook shared that a letter was sent explaining the sign and inviting feedback and questions.

Mrs. Jackson asked if there are three lights on each side of the sign. Mrs. Cook confirmed that there will be three lights on each side. Mrs. Jackson then inquired on what the total wattage of the lights would be. Mr. Miller, 2410 Fairmont Avenue, explained that the lights will more than likely be 75 watts per side with directional LED, but added that this has not been finalized.

Mrs. Gowdy asked if the new sign will list events of the church or simply be an identification sign. Mr. Miller explained that the new sign would be a static identification sign and the existing sign will list events as it currently does.

Mr. Byington asked if the church has looked into removing the existing sign and allow the new sign to identify the church and list events as the existing sign currently does. Mrs. Cook explained that in order to look into that it would require the church to start from the beginning of the planning process and they are not interested in that option.

Mr. Byington shared that he is concerned about the lighting of the sign. Mrs. Cook said they could possibly change from three to two lights on each side of the new sign.

Mr. Charlie Campbell, 625 Oakwood Avenue, shared that there has been a lot of discussion regarding placement of the sign and the church decided that the recommended location would be appropriate.

Mrs. Susan Herman, 34 W. Dixon Avenue, explained that she doesn't understand the purpose of the sign. She feels that it is not attractive and would not draw people into the church. She doesn't understand why two signs are needed. Mrs. Cook explained that the new sign is for identification and the existing sign is to list current events. Mr. Campbell said the bushes surrounding the existing sign will be trimmed, but the existing sign is outdated and part of this effort is to have a more contemporary sign.

Mr. Mike Miller, 2410 Fairmont, explained that the church is struggling with membership and the sign will help to identify the building that is currently difficult to find. He explained that there currently isn't anything that stands out to identify the church.

Mr. Herman, 34 W. Dixon Avenue, mentioned that the church purchased three houses a while ago and tore them down so the church should be easily identifiable. He asked if they can place a sign on the empty lot on the corner. Mr. Weiskircher explained that is a separately platted lot and the city ordinance is very specific in stating that a sign cannot be placed at that location and the ordinance cannot be overridden or varied.

The public hearing was then closed and the Planning Commission discussed the issue. Mrs. Gowdy shared that she was concerned about the lighting and also concerned that the intent of the sign was to get traffic from Far Hills Avenue. Mrs. Jackson shared concern about having the need for two signs when she feels one would be enough. Mr. Byington explained that he felt a light study was needed and explained that he wasn't convinced that the second sign is needed.

After further discussion, Mr. Miller asked to speak again. He indicated that he had just received new information and requested that the application be withdrawn. He explained that the church would come back at a later date to present an updated application.

Mr. Shulman stated for the record that the application has been withdrawn and no vote was taken.

Application #14-2, Prior to the staff presentation, Mr. Byington recused himself due to conflicts of interest since he lives across the street on W. Schantz Avenue. Mr. Weiskircher explained that this application involves a request to amend previously approved plans for condominium buildings to be constructed near the intersection of Far Hills and W. Schantz Avenues. Mr. Weiskircher referenced a PowerPoint presentation on history of the Pointe Oakwood condo proposal. A public hearing was held April 18, 2012 to amend the Master Plan for a four building, 20 unit condo project at the northwest corner of Schantz Avenue and Far Hills Avenue. The commission voted unanimously, 4-0, to recommend to Council approval of the Master Plan amendment subject to detailed site and landscape plans. At the May 7, 2012 meeting, City Council tabled the Planning Commission recommendation in order to have sufficient time to review the condominium proposal. A second public hearing was held on July 18, 2012 to review the landscape plan for the project and by a vote of 4-0, Planning Commission recommended the approval of the landscape plan as submitted to City Council. On July 30, 2012, City Council held a public hearing on the tabled application to amend the Pointe Oakwood Master Plan and to approve construction of 2-two story and 2-three story condominium buildings to be built at the northwest corner of W. Schantz Avenue & Far Hills Avenue. City Council voted, 4-0, to approve the amendment and construction of the condominium buildings.

Mr. Weiskircher explained that construction bids for the 4 buildings were significantly higher than expected, resulting in price points for the units that simply could not be supported by the local economy. For the past 12+ months, OIG has been working with an Indianapolis architectural firm on amended plans which include the following: 2-three story and 1-two story building with a total of 23 units; street elevations for the amended plans have been reduced slightly from the previously approved plans; shingle and prairie style architecture with building materials to include natural stone, wall shingles, double-hung windows, asphalt shingles and porches. It was noted that the proposed architecture, exterior building materials and landscape plan are compatible with the neighborhood, the assisted living center approved in 2012, and building materials being used in new construction at Pointe Oakwood. Mr. Weiskircher showed pictures of the north view on Far Hills Avenue, close up aerial views, north elevation view, west elevation view, conceptual landscape plan, site plan overlay and three story elevation comparison.

Mr. Shulman asked if the plan has 23 units. Mr. Weiskircher confirmed that the amended plan is for 23 units and the previous plan was for 20 units.

Mrs. Gowdy shared concern about the height of the buildings. Mr. Gary Weaver, OIG Architect, explained that the elevation of all three buildings is driven by the existing cul-de-sac and the elevations of the proposed buildings are nearly identical to the buildings previously approved in 2012.

The matter was then opened for public hearing.

Mr. Weaver, OIG Architect, discussed the building architecture, neighborhood compatibility and exterior materials. He shared that the buildings fit well with the neighborhood. The condos will have a front entrance, front door and the scale of the buildings fits with the traditional neighborhood. A combination of shingle and prairie style architecture and use of natural stone will help the buildings feel richer.

Mrs. Jackson shared that she is concerned that the stone wall around the courtyard will create a barrier. Mr. Weaver, OIG Architect, shared that the stone wall provides an urban edge and varies in height from 3 feet to less than 1 foot. He also explained that it functions more like a retaining wall to support the courtyard lawn, rather than a barrier.

Mr. Lee Schear, OIG, explained that that unlike the original plan, construction costs for the amended plans will allow for price points that are market competitive for living spaces with unique amenities and views.

Mrs. Jackson asked if every unit has a two car garage. Mr. Schear shared that approximately 80% of the units will have a two car garage in the lower level of each building. Some of the smaller units will have one-car garages.

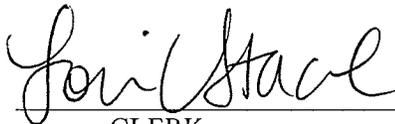
Mr. Shulman asked Mr. Schear for an overall project update. Mr. Schear shared that the homes to the west were finished and sold. Mr. Schear explained that they took a chance to build a few of the homes at Pointe Oakwood and it paid off because people really needed to see the homes so it became more of a neighborhood. Mr. Shulman said that the townhomes changed his vision because from Far Hills Avenue, they looked just like houses.

The public hearing was then closed and the Planning Commission discussed the issue. Mrs. Gowdy shared that her only concern is the mass and height of the corner building.

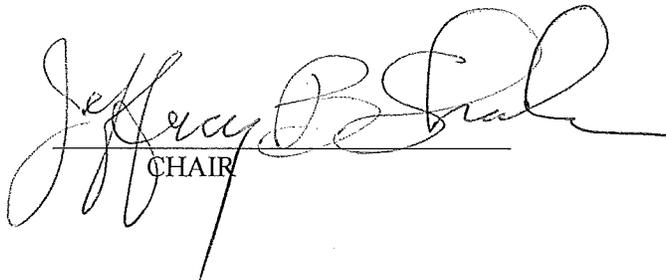
Therefore, it was moved by Mr. Shulman and seconded by Mrs. Jackson that application #14-2, submitted by Oakwood Investment Group LLC to amend previously approved plans for condominium buildings to be constructed near the intersection of Far Hills and W. Schantz Avenues, be recommended to city council for approval. Upon a viva voce vote on the question of the motion, same passed unanimously (3-0 vote, with Mr. Byington recusing himself and Mr. Aidt absent) and it was so ordered.

There being no further business, the Planning Commission adjourned. The public meeting concluded at 6:04 pm.

ATTEST:



 CLERK



 CHAIR