

**Miami Township
Zoning Commission
Tuesday January 19, 2016**

Members of the Zoning Commission present:

Mitch McElroy, Chairperson
Michael Pothast
John Barber

Members of Township Staff present:

Kyle Hinkelman, Deputy Director of Community Development
Chris Snyder, Director of Community Development

Others Present:

Chris Miller, Scannell Properties, Indianapolis
Courtney Layman, Scannell Properties, Indianapolis

Mr. McElroy called the meeting to order at 7:00 P.M.

Special Announcements

There were none.

Approval of Minutes

Mr. Barber made a motion to approve the minutes from the meeting on December 14, 2015 and Mr. Pothast seconded the motion, the votes was all ayes.

Old Business

1. ZC #271-94 Major Modification to the Final Development Plan – Zengel Planned Development

Mr. Barber made a motion to continue the case to the next regularly scheduled meeting. Mr. Pothast seconded the motion and the vote was all ayes.

New Business

2. ZC #419-15 Final Development Plan – Byers Road - Scannell

Mr. McElroy made a motion to open the case. Mr. Pothast seconded the motion, and the vote was all ayes.

Mr. Hinkelman stated the case had been properly advertised and informed the Commission that the applicant was seeking approval on a Final Development Plan for the Byers Road Planned Development. The applicant previously came before the board to request a re-zoning from AC-3 to PD-3, which was approved and the two parcels are now zoned PD-3. Mr. Hinkelman then went over the views that were shown at the last meeting.

The applicant has provided an updated site plan, this shows changes from the original preliminary plan and meets the overall standards that were adopted in October. The applicant is requesting approval for a 248,000 sq. ft. distribution warehouse. Construction is to begin this year, with a completion date at the beginning of 2017. The traffic impact study has been provided which has been accepted by the County. All the work that is taking place will be funded by the developer.

Mr. Hinkelman then proceeded to go over the site plan. The applicant has also requested signage that meets the standards. The applicant has attempted to meet the landscaping criteria. The landscaping helps with the harshness of the wall, by screening it with different plants.

Staff has discussed with the applicant the lighting plan. There is a need to meet the six ft. candle requirement and an updated plan has been supplied that meets these requirements.

The site plan is a straight forward plan with a 248, 000 square foot building in the middle with a small security guard station to the north, and a small gathering space for employees which includes bike racks. There are also two detention basins onsite, which will need to be approved by the County Engineer's office.

Sound walls are located along Byers Road and the north side of the property. The applicant has provided material samples for the wall and Staff feels these meet the standards. Staff is requesting that the wall has a cap to it, which could be a darker or lighter color, and the applicant has agreed to stain the concrete to give it the look of stone. The applicant has agreed to work with Staff to make the wall look more like stone or brick. Staff is also requesting that the wall is constructed based on the sound control procedures within the sound study completed by the applicant.

The applicant is adding an additional pathway on the north side of the property. The applicant has worked with staff on a maintenance agreement. Staff will continue to work with the applicant to get this approved as this is very similar to agreements that have done in other locations in the Township.

The design of the building has been a continuing work in progress to try and get as close to the Austin Center District standards as possible. These standards are very stringent with the focus in on brick and stone. Staff has continued to

work with the applicant to find creative ways to keep the building functional and include design aspects to meet the standards.

Mr. Hinkelman then showed an aerial view of the site, so members of the commission could get an overview of the scale of the site and how it will look.

No questions were asked of Mr. Hinkelman.

Mr. McElroy asked if the applicant would like to step forward and Mr. Courtney Layman, Scannell Properties, came forward. Mr. Layman thanked Mr. Hinkelman for the presentation. He stated that this building is one of the top buildings in the country they are building in regards to architectural features and they will be very proud of this facility if they are able to develop it. This is a challenging site regarding the height and sloops and Mr. Layman feels that with the landscaping and additional screening walls the site will attract people for employment. On behalf of Scannell Properties they are excited about it and hope the Township supports it and look forward to building relationships with the community.

Mr. McElroy asked Mr. Layman if he was happy with the conditions for approval. Mr. Layman confirmed that they were happy to work with Staff and are happy with the conditions as presented.

Mr. McElroy asked if there was anyone present that wished to speak in favor or opposition, or if there were any public comments on this case and there were none.

The Board discussed the case.

Mr. Pothast made a motion that the Zoning Commission find that the proposed Final Development Plan complies with the standards of Article 31, Section 3104 and recommend approval of Zoning Case #419-15 a Final Preliminary Development Plan and for lands zoned PD-3 Planned Business District with the following stipulations:

1. Staff may make minor adjustments as part of the issuance of a zoning certificate to landscaping, lighting, and building elevations that are consistent with the general design outlined in the approved plans;
2. The applicant work with the County Engineer and the Ohio Department of Transportation to assure that roadways meet roadway standards and safety requirements for intersections and traffic lights and the plans are revised as required;
3. The applicant work with the Miami Valley Fire District to meet all safety requirements;
4. "Ledge Stone" or similar form liners are utilized where the elevations show form liners on the west, north, and east facades;
5. The sound wall and fencing along Byers Road must be constructed with form liners and a cap design as shown in the Staff Report and

PowerPoint. The colors and final form liner design and stain color must be approved by the Township prior to the issuance of a Zoning Certificate;

6. All sound control procedures, including design goals from Page 14 are met from the sound engineer study;
7. A maintenance agreement / easement shall be provided for the bikeway along Byers Road and the north part of the development, as shown in the PowerPoint, as part of any final development plan approval;

Mr. Barber seconded the motion and the vote was all ayes.

Other Business

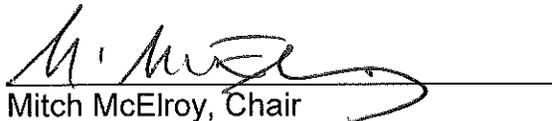
Mr. Hinkelman expressed that normally they would elect officers at the January meeting, but as two members are not present he recommend that this be postponed until the next meeting. The Commission members present agreed.

Mr. Snyder stepped forward to thank Scannell Properties and Mr. Hinkelman for all the work they have done on this project. This was a very challenging project and they have worked together over many months to get to this stage.

Mr. Hinkelman mentioned that they are still looking for additional people for either the BZA or Zoning Commission Boards.

Mr. McElroy moved to adjourn the meeting at 7:43 PM. Mr. Pothast seconded the motion and the vote was all ayes.

Respectfully submitted,
Sarah Hone, Recording Secretary


Mitch McElroy, Chair