

**Miami Township
Zoning Commission
Tuesday, February 21, 2017**

Members of the Zoning Commission present:

Michael Pothast, Chairperson
Karen Kreusch
Cynthia Griffith
John Barber
Brent Anslinger
Kurt Hatcher

Members of Township Staff present:

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

Others Present:

Greg Scheck, Dayton Christian
Stephen Dronen, Fortus Group
Tony Beckert, CESO

Mr. Pothast 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 January 17, 2017 with noted corrections and Ms. Kreusch seconded the motion. The vote was all ayes. The motion passed.

New Business

1. ZC #222-88 The Fortus Group - Major Modification

Ms. Griffith made a motion to open case ZC #222-88. Mr. Barber seconded the motion, the vote was all ayes, and the motion passed.

Mr. Hinkelman informed the Commission that all the legal requirements and surrounding property owners had been notified for this case.

Mr. Hinkelman stated that the applicant is requesting changes to the Final Development Plan in reference to the screening panels on the parking garage at The Flats in Austin Landing. He explained the applicant had concerns about longevity and maintenance of the previously approved ivy panels. He noted the applicant discussed multiple options with Staff and ultimately determined that metal structures would be easier to maintain, offer the same level of coverage, and work aesthetically with the current style of the building.

Mr. Hinkelman stated that Staff was recommending approval of this case and also recommended the Commission request a timeline for completion of the screening since the building has already been constructed.

Mr. Barber asked what the intention of the original screening was. Mr. Hinkelman explained that it was to aesthetically screen the overall parking garage and provide a living design element to the building.

Mr. Pothast asked if the proposed metal screening would provide the same level of coverage as the ivy. Mr. Hinkelman noted that Staff felt the new metal screening would provide similar coverage of the building as the originally proposed live ivy, but would be more consistent in its screening.

The applicant, Mr. Stephen Dronen came forward. He explained the live ivy screening would have been difficult to maintain in part because the screening area began above ground. Mr. Dronen said the applicant investigated multiple options including faux ivy and fabric banners and it was determined they would not withstand the elements or look as nice as the proposed metal designs.

Mr. Pothast asked if anyone else wished to speak in favor, opposition, or if there were any public comments on the case and there were none.

The Board discussed the case.

Ms. Kreuzsch made a motion to approve case #222-88 with a required timeline of approximately six months for completion. Mr. Barber seconded the motion and the vote was all ayes. The motion passed.

2. ZC #413-13 Dayton Christian - Major Modification

Mr. Pothast made a motion to open case ZC #413-13. Ms. Griffith seconded the motion, the vote was all ayes, and the motion passed.

Mr. Hinkelman informed the Commission that all the legal requirements and surrounding property owners had been notified for this case.

Mr. Hinkelman stated the applicant is seeking approval on modifications to the preliminary development plan for Dayton Christian Schools located at 9391 Washington Church Road. He noted the requested changes consisted of minor changes to the proposed buildings, removal of the tennis courts (now constructed on the neighboring church property), modifications to the gym design, reconfiguration of the parking lot, as well as the creation of phase names for each element of the plan.

Mr. Hinkelman informed the Commission that the proposed changes to the parking lot did not involve any changes to the existing roadway but would expand the overall lot in addition to changing how auto traffic is handled on site.

Mr. Hinkelman noted the proposed changes to the gym would divide the construction into two phases each consisting of smaller overall square footage which would allow the school time to appropriate funding. He explained these changes also include adding a stage and some minor changes to the building exterior square footage.

Mr. Pothast asked Mr. Hinkelman what requirements would be included in the phasing. Mr. Hinkelman explained that the phases would make approving final development plans with landscaping clearer when the boundaries of each phase are defined.

Mr. Pothast asked if there were any specific concerns from Staff and Mr. Hinkelman noted that having landscaping as a buffer for the residential area west of the property was desired. He also noted that Staff needs to have further discussions with the applicant in regards to the phase involving the installation of the football stadium, as there are still a number of items that need to be addressed.

Mr. Tony Beckert of CESO came forward on behalf of the applicant. He explained that the applicant was agreeable to all noted requests from Staff.

Mr. Barber asked what portions were expected to be completed in the upcoming year and Mr. Beckert explained the plan was to have the parking lot and gym completed in the year ahead. He noted the applicant hopes to begin construction by the first of June.

Ms. Griffith and Mr. Pothast asked about the changes to the parking lot flow and Mr. Beckert elaborated on the stacking and separation of buses and cars and how that assisted with traffic.

Mr. Pothast asked if anyone else wished to speak in favor, opposition, or if there were any public comments on the case and there were none.

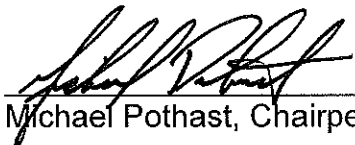
The Board discussed the case.

Mr. Anslinger made a motion to approve the case and Mr. Barber seconded the motion. The vote was all ayes and the motion passed.

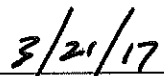
Other Business

Mr. Pothast made a motion to adjourn the meeting at 7:36 p.m., Ms. Griffith seconded the motion and the vote was all ayes. The motion passed.

Respectfully submitted,
Nicole Kessel, Recording Secretary



Michael Pothast, Chairperson



Date