

**MONTGOMERY COUNTY PLANNING COMMISSION
COUNTY ADMINISTRATION BUILDING
451 WEST THIRD STREET
DAYTON, OHIO 45422-1350**

**MINUTES
REGULAR MEETING**

May 9, 2024

The First Regular Meeting of the Montgomery County Planning Commission was held Thursday, May 9, 2024, at 8:32 a.m. in the 10th Floor Hearing Room, County Administration Building, 451 West Third Street, Dayton, Ohio.

MEMBERS PRESENT: **Gina Coates** **Kiya Patrick**
 Sheila Crane **Steve Rhoads**
 Michael Cromartie **Eric Sauer**
 Richard Holmes
 Jack Kuntz

OTHERS PRESENT: **Tawana Jones, Planning Staff**
 Larry Weissman, Planning Staff
 Erin Doherty, Planning Staff
 Ken Stewart, County Environmental Services
 Mark Stuart, County Engineer's Office

MINUTES:

On a motion by Mr. Holmes, it was moved to approve the minutes from the regular meeting held Thursday, April 11, 2024.

All Approved. Motion carried.

FINAL PLATS:

Washington Township – Washington Trace Multifamily Record Plan

Mr. Weissman stated that this item is a Record Plan to create one lot of approximately 27.3 acres, located southwest of the intersection of Social Row Road and Sheehan Road in Washington Township. The lot will be developed for multifamily residential use. Primary access to the lot will be from Sweeney Drive (to the west of Sheehan Road), and secondary access will be from Social Row Road via a driveway entrance. The developer will construct an extension of Sweeney Drive thereby connecting the project site to Sheehan Road, and will provide a fee in lieu of improvement of Social Row Road. The development will be served by public water and sewer, and will utilize on site detention and storm sewer for storm water run-off management.

Mr. Weissman stated that there were no issues from the County Engineer, County Water Services or Township Zoning.

Mr. Weissman stated that Staff recommends approval, subject to approval of the final construction plans by the County Engineer, County Environmental Services, posting of bond or irrevocable letter of credit, provision of necessary in lieu fees, and execution of the subdividers contract.

On a motion by Ms. Crane and seconded by Mr. Kuntz it was moved to approve the Washington Township – Washington Trace Multifamily Record Plan.

All approved; Motion carried.

ZONING

Harrison Township – Case: 2024-088 Jeff Becht

Mr. Weissman stated that this is a request for a text amendment to alter the OSI-2 Zoning District to allow self storage and contractors yard as a conditional use. Currently, contractors yards are an allowed use in the I2 and I3 Industrial Zoning Districts. There are no specific provisions for self storage facilities within the texts of any zoning districts.

Mr. Weissman stated that contractors yards are defined as storage facilities at which contractor's equipment and materials are stored and sold either indoors or outdoors. The intent of the OSI-2 District is to provide for the development of a broader range of office, service, research, and industrial types of activities, generally characterized as more intensive than those uses in the OSI-1 District, where diversity in product, operational technique and size may have a greater impact on the environment than those uses permitted in the OSI-1 District. However, the OSI-2 District does not allow outdoor uses as permitted uses, while various outdoor uses are allowed in the I-2 and I-3 Industrial Districts. The allowance of any ongoing outdoor heavy commercial or industrial activities may very well produce noise, fumes, glare and other impediments to the operation of adjacent uses within the OSI-2 District.

Mr. Weissman stated that based on the above information and analysis, staff recommends the denial of the requested text amendment.

On a motion by Mr. Kuntz and seconded by Mr. Cromartie it was moved to deny Harrison Township Case: 2024 – 088 Jeff Becht.

All approved; Motion carried.

OTHER BUSINESS:

There being no further business to come before the Planning Commission, and on a motion by Ms. Coates and seconded by Mr. Sauer, the meeting was concluded. All Approved and the meeting was adjourned at 8:49 am.



Tawana Jones
Executive Director



Planning Commission Chairperson

Date Approved: 6/13/24