

RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held July 23, 2024

Call to Order

Planning Commission Meeting Call to Order at 6:00 PM

Dave Rodehaver	Chair	Present
Kevin Howard	Member	Present
Caleb Stapleton	Member	Present

Staff Members Present: City Planner Nick Sorice, Building and Zoning Administrator Brent Carpenter, and Clerk of Council Amy Brown

Approval of Minutes

Planning Commission Meeting Minutes - May 21, 2024

Mr. Rodehaver asked if there were any changes or corrections to the May 21, 2024 Planning Commission meeting minutes. Hearing none, the minutes were approved as submitted.

Business

S-02-2024 - 4100 Springboro Pike - Lot Split

Mr. Sorice reported the applicant on this item is ICP Moraine, and the location is 4100 Springboro Pike. He noted the lot size consists of 31.6 acres with the current City Lot number of 5418. He stated the current zoning district is M-1, and the request is to split the 31.576 acre lot into two lots, resulting in Parcel A at 23.609 acres and Parcel B at 7.967 acres, and added this was prepared by Leesman Engineering. He explained Parcel A would consist of the Project Crispy building and main parking lot, and Parcel B would consist of undeveloped land at the time of the split. He reported the Technical Review Committee does not have any objections to the proposed lot split, as this could bring additional development in Parcel B. He noted the City Engineer also reviewed the ingress and egress, and it is satisfactory for traffic patterns. He commented that if approved, Parcel A would be City Lot number 5671 and Parcel B would be City Lot number 5672.

Mr. Stapleton made a motion to approve the application for Case no. S-02-2024.

RESULT: Passed, *(Yes 3, No 0, Abstained 0)*
MOVER: Caleb Stapleton
AYES: Dave Rodehaver, Caleb Stapleton, Kevin Howard
NAYS: None

S-03-2024 - Dayton Boat Club - Replat

Mr. Sorice commented that the applicant on this item is Joseph Connelly of the Dayton Boat Club, in regard to the East River Boat Club. He reported the total lot size is 2.1899 acres, and it is a replat of City Lot numbers 5506 and 5515, with the current zoning being C-Conservation. He noted this would be a subdivision of two lots into one for their renovation project on the land, which would eventually consist of a new 80 x 120 storage building and parking lot area on the property. He stated the Technical Review Committee does not have any objections to the proposed replat, and added if the approval of the replat is made, the City Lot number would be 5673.

Mr. Rodehaver made a motion to approve the application for case no. S-03-2024.

RESULT: Passed, *(Yes 3, No 0, Abstained 0)*

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MOVER: Dave Rodehaver
AYES: Dave Rodehaver, Caleb Stapleton, Kevin Howard
NAYS: None

Other Business - None

Adjournment

Adjournment at 6:06 PM



Dave Rodehaver



ATTEST: Clerk of Council Amy Brown