

Beavercreek Township Trustees' Special Meeting

Wednesday, October 19,

2016

Ms. Graff brought the meeting to order at 6:00 p.m.

Roll Call: Ms. Graff; Mr. Roberts.

Others: Dave Reed; Mary Nutter; Bob Nutter; Marshall Foiles; Greg O'Connor; David Cotere; Alex Zaharieff, Township Administrator/Public Safety Director; Dawn Frick, Legal Counsel; Ed Amrhein, Zoning Administrator; Laurie Brown, Zoning Clerk.

Ms. Graff announced that the Board was gathered to reconvene Case #798 and then made the following statement:

Consistent with the Ohio Revised Code and the Beavercreek Township Zoning Resolution, Section 24.14, within 20 days of the public hearing, which took place Monday (October 17th), the Board shall adopt or deny the recommendation of the Zoning Commission, or adopt some modification thereof. As such, because we took no vote on Monday after the initial motion died without a second, we are here this evening to vote on Case #798, that was presented on Monday. Beavercreek Township Zoning Resolution provides that the standard we look at in evaluating the zoning decisions is whether it is in the interest of the public health, safety, convenience, comfort, prosperity and general welfare and morals, conserving and protecting property, facilitating adequate but economical provision of public improvements. We are also here to look at whether it is compatible with the parcel's location, consistent with the land use plan, and does it fit the zoning they are seeking and does not have a detrimental impact on adjacent properties. The public input portion of the public hearing is closed.

2016-414 Mr. Roberts moved to deny the application and deny Case #798.

There was some discussion. Mr. Roberts said the deciding factor for him was Staff's recommendation that the best thing for this parcel is the PUD process. The Township's own zoning resolution states that the PUD process should be considered. Additionally, the land use plan does require that Industrial developments have public utilities. It is important, as stated by RPCC, to have a plan in place to move forward in the best interests of all involved. This would also be in line with the health and public safety principles. Mr. Roberts noted that he feels it is important to have public facilities and fire prevention already on site or at least planned.

Ms. Graff stated she feels it is important for the Township to follow its Comprehensive Land Use Plan. A lot of long-term study went into the conditions established within the plan. She noted that you should not create a zoning situation where you can't do what you want to do without having to take additional steps. In the Planned Unit Development section of the zoning resolution, it does say that 'Proposed developments are encouraged to be developed under Article 17, PUD Districts. If the proposed development deviates from the requirements of the I-1 Light Industrial District, I-2 Heavy Industrial District, or proposes more than one primary structure, a Planned Unit Development may be proposed.' Based on what is stated in the Township's and County's land use plans, Ms. Graff accepts Staff's recommendation to deny the application.

In conclusion, Mr. Roberts stated this was a very difficult process, prompting much discussion and differing opinions. He noted he believed the PUD process will ultimately be quicker for the applicant and be better for the Township as a whole.

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The motion was seconded by Ms. Graff. The Vote: Mr. Roberts, yes; Ms. Graff, yes. The motion carried.

2016-415 Mr. Roberts moved to adjourn. Ms. Graff seconded the motion. The Vote: Mr. Roberts, yes; Ms. Graff; yes. The motion carried.

The hearing adjourned at 6:07 p.m.

Trustee: _____

Fiscal Officer: _____