

City of Kettering Planning Commission

MINUTES April 2, 2012

MEMBERS PRESENT: Commissioners: Fischer, Rethman, Shimmin and Wasky.

STAFF PRESENT: Ron Hundt, City Planner, Mary Jo Csizma, Recording Secretary, Justin Lightfield, Planning Intern

The meeting of the Planning Commission was called to order at 7:00 p.m. on Monday April 2, 2012 at the Kettering Government Center, 3600 Shroyer Road. The Planning Commission meeting is video and audio taped to form a complete record for possible appeal to City Council and/or the courts.

Mr. Shimmin opened the meeting. He thanked the television camera crew, as these meetings are televised on Channel 6. He asked that anyone wishing to address the Commission come to the lectern and speak into the microphone. He then introduced the Commission members and staff.

Approval of Minutes

March 19, 2012

Mrs. Fischer made a motion, seconded by Mr. Wasky to approve the minutes of the March 19, 2012 meeting as written. Vote 3:0 with Mr. Rethman abstaining.

PUD Approval

Busy Kids Gym

Mr. Hundt introduced this case; his staff report is contained in these minutes. An application has been submitted by Penny Violette, owner of the property at 3061 Wilmington Pike. This request is for approval of a Development Concept Plan.

Justin Lightfield, Planning Intern, offered a flyover presentation of the site.

Penny Violette, owner of Busy Kids Gym, stated the inside renovations to the building are completed and have passed final inspections. She is establishing a good relationship with her new business neighbors and is excited to be a part of Kettering.

Mr. Rethman reiterated the importance of good relations with neighboring business owners.

Mr. Hundt stated that Busy Kids Gym is requesting some relief from the landscape requirements at the rear of the building. This area will remain green space and is not presently an eye sore to the abutting homes; a new landscape plan is attached. This PUD will not require shared parking; there is a driveway easement off of Wilmington Pike to this landlocked parcel.

The existing sign along Wilmington Pike will have a face change. The city would like to grant a one year extension for the street sign to be redesigned; the current sign is in the public right-of-way. It is hoped that a new owner will be found for the old Firestone building and a new sign for the PUD can be established.

Discussion was held regarding the building sign. It was concluded that a new sign could be no larger than a maximum of 56'. A waiver specifying this size was added to the motion.

Mr. Shimmin opened the public meeting. There were no comments from the public.

Mr. Hundt made a staff recommendation for approval of this PUD Development Concept Plan.

Mr. Rethman made a motion, seconded by Mrs. Fischer to close the public hearing. Vote 4:0

Mr. Wasky read the following motion.

WHEREAS, an application has been submitted by Penny Violette, owner of Busy Kids Gym, which will be located at 3061 Wilmington Pike requesting approval of a Development Concept Plan for her property under the procedures specified in Chapter 1153 of the Kettering Zoning Code; and

WHEREAS, the City of Kettering has an agreement with the owners of the Carpet House, who have signed an addendum to this application for the disposition of their sign in the public right-of-way of Wilmington Pike;

WHEREAS, the Planning Commission has reviewed the facts surrounding this request, including an oral and written report by city staff, which is incorporated herein, and held a public hearing on April 2, 2012; and

WHEREAS, the following waivers are approved as part of this PUD approval:

- A waiver to allow the plantings in the western bufferyard as proposed on Exhibit 4;
- A waiver to allow the plantings in the northern bufferyard as proposed on Exhibit 4;
- A waiver to allow the omission of the entire eastern bufferyard as proposed on Exhibit 4;
- A waiver to allow the plantings in the southern bufferyard as proposed on Exhibit 4;
- A waiver to allow the use of flower pots in lieu of the required 5' wide foundation planting bed;
- A waiver to allow the omission of the required landscaped islands; and
- A waiver to allow the building mounted sign not to exceed 56'

I MOVE that the Application and the four exhibits provided by the applicant be approved as the Development Concept Plan for the Busy Kids Planned Unit Development, with the following conditions:

1. That the color photos provided by the applicant in this request be considered the approved building elevations for the Busy Kids PUD;
2. That any equipment (trampolines, etc.) used in the gymnastic activities associated with this use shall be moved back inside the studio in the overnight hours unless a specific temporary use permit is approved by the Zoning Administrator for such facilities;
3. That the plant materials indicated on applicant's Exhibit 4 be approved as the landscaping and bufferyard plan for the subject property;

4. That the existing freestanding sign depicted in Attachment C, with the location shown on Attachment D, be allowed to remain for a year from the initial occupancy of the Busy Kids Gym; and
5. That the sign shown on the applicant's Exhibit 2 be approved as the sign policy for the Busy Kids Gym PUD.

Mr. Rethman seconded the motion. Vote 4:0

Signing of Plats and Motions

The Busy Kids Gym PUD motion and Covey Plat #2 were signed.

Communications and Reports

Mr. Hundt stated that there are no pending cases for the April 16, 2012 meeting.

Planning Commission Comments

None

Audience Participation

None

Meeting was adjourned at 7:35 pm.



Donald Shimmin, Chairman



Carol Fischer, Secretary

