**VILLAGE OF EVENDALE**

**PLANNING COMMISSION**

Minutes from the April 20, 2021 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chairman Chris Patterson at 6:00pm. In attendance were EPC members Councilperson Beth McDaniel, Jannelle Moore, and Arnie Schaewe. Supporting the EPC were Timothy Burke (Village Solicitor), James Jeffers (Service Director), and Andrew Rodney (Building, Planning, & Zoning Manager). Member Catherine Bennett recused herself due to a conflict of interest.

Those present recited The Pledge of Allegiance to the United States of America**.**

**OLD Business:**

1. Case EDB20-4: Review of a modified Site Plan Application for a new building on Lot 3 of AeroHub North, Phase I. The applicant, Kinetic Vision, proposes a modified site design for a proposed building and parking lot. *The original Site Plan application was approved, with conditions, on May 19, 2020.*

Dustin Bailey of Miller Valentine appeared before the Planning Commission on behalf of the Applicant, Kinetic Vision.

Mr. Bailey noted the plans were first introduced to the Planning Commission approximately one year ago. He stated that given the new project budget, Miller Valentine was asked by Kinetic Vision to reassess the building and site design to save costs. Mr. Bailey reported that Kinetic Vision is adopting a leaner staffing model that required fewer employees on-site, therefore reducing the amount of square footage dedicated to employee workstations. He reported the building would not longer be inset into the hillside, but rather would be a stand-alone two-story building. Mr. Bailey reported the reduction in the number of employees also resulted in a smaller parking lot. He stated, with the new building design, that the overall look of the building is an improvement.

Mr. Patterson requested staff comments.

Mr. Rodney summarized the staff report, noting the reduced building floorplate, smaller parking lot, and improved building aesthetics. He referenced some areas of concern as noted in the staff report, including stormwater design, landscaping, and pedestrian access.

Mr. Patterson acknowledged the concerns of staff and requested the Planning Commission review these items to reach a consensus.

Mr. Rodney referred to a disconnect in the pedestrian facilities between the west parking lot and the main entrance.

Mr. Bailey responded that Kinetic Vision would prefer that employees and visitors not mingle, thus the two separated and unconnected access points for each group.

Mr. Patterson stated his primary concern was connectivity from the primary entrance to the right-of-way.

Mr. Schaewe and Ms. McDaniel requested clarification of the proposed connectivity from the right-of-way to the primary entrance.

Mr. Bailey referenced the site plans in explaining the location of the on-site walkways.

Mr. Schaewe requested information about bicycle storage and parking.

Mr. Bailey responded that no current employees bicycle to work, however that could be accommodated in the future if there is demand for such facilities.

Mr. Jeffers noted the pathway along AeroHub Boulevard is meant for general purpose use, but does not yet connect to Glendale Milford Road and will be continued as the development evolves.

Mr. Patterson asked if there were staff issues with site grading.

Mr. Rodney responded only minor issues regarding the proposed grades at the base of the building, but otherwise no major concerns.

Mr. Patterson asked if there were staff issues with site lighting.

Mr. Rodney responded in the negative.

Mr. Jeffers asked if there would be building lighting.

Mr. Bailey responded that design element has not been fully vetted to date.

Mr. Patterson asked if there were staff issues with the proposed building elevations and features.

Mr. Rodney responded in the negative, noting the new building façade was an improvement over the previous design.

Mr. Patterson requested comments from Mr. Jeffers on the proposed stormwater design.

Mr. Jeffers responded that stormwater systems are designed with a 15-20 year storm event in mind. He stated it is incumbent on the owner to maintain proper on-site drainage. Mr. Jeffers reported though the system appears adequately designed for water conveyance, the presence of only two catch basins is concerning, particularly if one or both are blocked by debris that prevents proper drainage from the parking lot.

Mr. Bailey asked if overflow measures could be included in the design to allow water to pass during a storm event.

Mr. Jeffers responded the driveway opening will essentially function in this capacity given the parking lot is curbed around the perimeter. He also recommended the electric vehicle charging stations be relocated away from the catch basins.

Mr. Bailey stated the charging stations will likely be relocated to an alternative location, while the catch basins may be moved farther south to separate them from the handicapped parking in the area.

Mr. Patterson asked if the two catch basins are attached to the same system.

Mr. Bailey responded in the affirmative.

Mr. Patterson asked could a third catch basin be added to the system.

Mr. Bailey responded in the affirmative.

Mr. Patterson asked if the concerns from staff were focused on potential clogging of the catch basins.

Mr. Rodney responded in the affirmative, noting the trees proposed on the Landscape Plan included species which have large leaves or seed pods that could easily clog a catch basin.

Mr. Patterson asked the other Planning Commission members if they support staff and Mr. Bailey working through the stormwater issues offline.

The Planning Commission responded in the affirmative.

Mr. Patterson asked if there were staff issues with the proposed landscaping.

Mr. Rodney responded there was insufficient time to review the Landscape Plan, but noted the number and size of the landscape islands appeared sufficient.

Mr. Patterson stated landscaping is present where needed but required further review. He stated a general desire to screen parking areas from the right-of-way. Mr. Patterson alluded to the large open space area at the southeast corner of the site and asked if Kinetic Vision would be willing to combine that open space with a matching area of open space on the lot to the south to create one large, cohesive open space design.

Mr. Bailey responded that, from the owner’s perspective, the desire is for that area to be low maintenance.

Mr. Patterson asked if Kinetic Vision would be open to a multi-lot landscaping scheme or if they would prefer to keep their design separate.

Mr. Bailey conveyed general concern with the idea of combining the two open spaces and allowing the general public to enter the area.

Ms. McDaniel stated that given Kinetic Vision is the first business in the door that they should be able to dictate what happens in that area relative to neighboring properties.

Mr. Bailey responded that given knowledge of the owner’s preclusion for liability, Kinetic Vision would rather not be part of a program with other lot owners.

Mr. Jeffers reminded the Planning Commission that the roadway still requires further widening and the retention pond along Glendale Milford requires further work which will dictate what happens on those lots south of Lot 3.

Mr. Patterson acknowledged that staff has not had sufficient time to review the landscape plan and that the Planning Commission desires a review of the plan after its vetting by staff.

Mr. Rodney expressed a desire to work with the Applicant on the details of the plans and share the results with Planning Commission at its next meeting, but recommended approval to allow opportunity for construction plans to begin development.

Mr. Patterson suggested that Planning Commission approve the site plans with the understanding that staff issues expressed in the report and during the meeting would be addressed and the results returned to Planning Commission for an informational review.

Ms. McDaniel asked if that would include the stormwater design.

Mr. Patterson responded that would be reviewed and approved at the staff level.

Ms. McDaniel asked for confirmation that only the Landscape Plan would return to Planning Commission for a formal review and approval.

Mr. Patterson responded in the affirmative.

Motion by Ms. McDaniel was seconded by Ms. Moore to approve the modified site plan documents subject to the following conditions:

Condition #1: A final Landscaping Plan meeting the zoning code requirement shall be subject to review and approval by the Planning Commission.

Condition #2: A final Stormwater Plan shall be designed in consultation with Village staff to minimize the chance for flooding to conflict with handicap parking and EV charging stations.

Condition #3: All other plan documents shall be amended in consultation with Village staff based upon the comments received, and presented to the Planning Commission for informational purposes.

The motion passed by a 4-0 voice vote.

**NEW BUSINESS:**

There was no New Business to discuss.

**INternal Business:**

1. Approval of the minutes from the regular meeting of November 17, 2020.

Motion by Ms. Moore was seconded by Mr. Schaewe to approve the minutes as submitted. There was no discussion. The motion passed by a 4-0 voice vote.

1. Communications.

Mr. Rodney summarized the results of the agenda items from the meeting in November. He also reviewed the list of upcoming agenda items for May, including two ordinances to amend the zoning code and a site plan application for a re-orientation of the parking lots at GE.

Motion by Ms. McDaniel was seconded by Mr. Schaewe to adjourn the meeting. There was no discussion. The motion passed by a 4-0 voice vote.

The meeting adjourned at 7:02pm.

Minutes reviewed and approved by:

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Chris Patterson

Chairman, Evendale Planning Commission

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Jannelle Moore

Secretary, Evendale Planning Commission

Minutes as prepared by Andrew E. Rodney, Building, Planning, & Zoning Manager.