

Douglas S. Wright, Jr., chair, called the meeting to order at 4:00 p.m., on Wednesday, September 11, 2013, in the Conference Room, Fourth Floor, City Hall. Also present were commission members M. Brubaker, C. Coleman, D. Miller, R. Thomas, and J. Wheeler. The following staff members were present: K. Maher, Planning Director; S. Bockmiller, Development Planner/Zoning Administrator; A. Rohrbaugh, Planner; and D. Calhoun, Secretary. (NOTE: Planning Commission revisions are indicated in red text.)

### WORKSHOP MEETING

#### Approval of Minutes: August 14, 2013 –Workshop Meeting.

Commission members did not receive a copy of the minutes in their packets.

**MOTION:** (Miller/Wheeler) I move to table approval of the August 14 minutes.  
**DISCUSSION:** None.  
**ACTION:** APPROVED (Unanimous)

#### 216 North Cleveland Avenue (Christ Lutheran Church) –Alley Quitclaim.

Rodney Tissue, City Engineer, explained that the City has not been able to definitively determine that this is a deeded alley. The purpose of the quitclaim is for the City to give away its future rights and interest in the property. Christ Lutheran Church approached the City Engineer's office about quitclaiming the paper alley at the rear of properties owned by the church at 517-521-525 Jefferson Street (see exhibit in meeting file). This area is currently being used by Christ Lutheran Church as part of one of their parking lots. Mr. Tissue noted that the terrain is fairly steep and it would be difficult to create an alley in that location. The City surveyors spent a considerable amount of time researching records and could not find any mention of an alley at this location, and it is not consistently marked on any records. There is much confusion as to whether this alley was ever offered as a public alley.

Mr. Miller questioned why the entire alley is not being requested for quitclaim. According to Mr. Tissue, the City would have to secure permission from all property owners along the alley to be quitclaimed. Mr. Brubaker suggested that the City should at least quitclaim the portion to North Cleveland Avenue—it only involves two additional lots.

Mr. Tissue explained that the church would like to sell the vacant parcel at 517 Jefferson Street, but a subdivision will be required to avoid creating a landlocked parcel. Mr. Bockmiller added

that as far as the connectivity of the Deafnet alley, there are many rock outcrops requiring a significant amount of grading and rock breaking to build an alley.

**MOTION:** (Coleman/Wheeler) I move that we recommend the request.

**DISCUSSION:** Ms. Maher suggested that the motion to be amended to clarify that the Planning Commission does not foresee a public purpose for the right-of-way from a transportation aspect. Mr. Coleman and Ms. Wheeler agreed to the amendment to the motion.

**ACTION:** APPROVED (ABSTAIN: Brubaker, Thomas)

**21 Willard Street – Washington County Senior Center – Site Plan for Storm Water Management.**

Staff Report: Mr. Bockmiller stated that the property in question is the former Army Reserve Center which was recently sold to Washington County for the purposes of creating a Senior Center. The property is developed by a considerable amount of paved area due to the uses of the Army Reserve Center. The commission is being asked to review a concept plan for storm water management which must be approved prior to submission of a site plan.

The proposal is to reduce the impervious area from 1.7 acres by about half to approximately 0.85 acres. No new paving is being proposed, just overlays to existing impervious surfaces. There will be some site improvements which include a covered drop-off area on the East Franklin Street side of the building and an area is being reserved for a future pavilion. As proposed, the plan will meet landscaping requirements; however, there is an area where the County would like to retain the existing setback for the paved area from the golf course property. If those improvements were pushed out it would interfere with their ability to use the area for parking and circulation because golf balls from The Greens at Hamilton Run end up in this area quite often. Staff has no objection to that deviation from the requirements. There are fairly wide areas on the west side of the property which could be used for forest conservation compliance. The County could also look at getting street tree credit for street trees, although an easement would need to be placed on those areas if they are not in the public right-of-way. Many trees are existing, so they would only need to fill in with new trees where needed. Staff does not anticipate any problems with compliance with the Forest Conservation Ordinance at this location. The City Engineer's office would need to advise whether any forest conservation funds were used to plant any of the existing trees to avoid getting double credits for the trees. The City Engineer recommended approval because the impervious area will be reduced by an acre.

Mr. Bockmiller explained that the commission is being requested to approve the general sketch of the site, in particular the storm water management plan and the approach to be used, which is eliminating half of the impervious area. Landscaping will be required for the storm water management area. Mr. Tissue noted that the existing pond does not have to be modified because the plan is to eliminate portions of the impervious area **and to add water quality structures.**

Mr. Miller asked what the buildings will look like architecturally. Adam Hager of Frederick, Seibert & Associates, stated that the plan is to change the exterior appearance, but he has not seen a final plan for the architectural treatment.

Commission members discussed how to handle the area on the property that is near the golf course. Mr. Brubaker felt it was a serious issue that needs to be addressed. Mr. Wright asked if the commission will be asked to approve a waiver in this area at a later date. Mr. Bockmiller stated that it is an existing condition and that he can address it at the staff level. He would bring it to the commission, though, to see if there are any concerns with granting a waiver. Mr. Wright said he did not see a solution to the problem, except for what has already been done (nets to catch golf balls). Mr. Tissue suggested that there could be changes to the vehicular circulation on the site. Mr. Bockmiller noted that the majority of parking is on another side of the site. Ms. Maher asked Mr. Tissue if there was any room on the golf course property to add additional protection. Mr. Tissue said he would look at that further. Mr. Hager was not convinced that landscaping is the correct solution to the problem because it will take time for trees to mature to a suitable height, plus the density will not be thick enough to catch errant golf balls. He believes the waiver they are requesting from the existing pavement to the property line is the best remedy. Mr. Brubaker wanted to hear more about how the golf ball issue will be addressed before agreeing to a waiver.

Mr. Wright summarized that the commission will address the landscaping waiver at a later time, and will approve the concept plan and the storm water management plan at the present meeting.

**MOTION:** (Miller/Coleman) I move that we approve the concept plan. ~~and the storm water management plan.~~ The landscaping waiver request will be addressed at a future meeting.

**DISCUSSION:** None.

**ACTION:** APPROVED (Unanimous)

**Board of Zoning Appeals Agenda – September Hearing.**

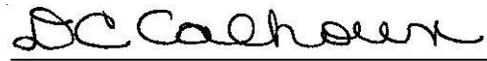
On Case Z-2013-08, Mr. Bockmiller noted that this building is zoned CG (Commercial General), and there is a 15-foot front setback; however, the synagogue is the only building on that block that actually meets the setback requirement. All the other buildings are right on the sidewalk. The variance request is to allow them to add an enclosure over an existing stairway to prevent rainwater from entering the lower level of the building.

Concerning Case Z-2013-07, Mr. Brubaker questioned what type of expansion is proposed for the car wash. Mr. Bockmiller said the potential new owners would like to upgrade the equipment to the current industry standard for car washes. The proposal is for a minor addition, but the car wash is now a nonconforming use under the new zoning regulations.

The commission had no comments on the agenda.

**Adjourn:** It was moved and seconded that the meeting adjourn at 4:45 p.m.

9/25/2013  
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Date

  
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Debra C. Calhoun - Secretary