

Village of Waynesville

PLANNING COMMISSION

MINUTES of MEETING May 14, 2019

6:30pm

The meeting was called to order at 6:31pm following the Pledge of Allegiance. Roll call was made with members Chad Bridgman, Travis Hatmaker, Michael Logan, Andrea Downing, David Stubbs, Zach Gallagher and Connie Miller present.

The minutes of April 23, 2019 had been emailed to the members of the planning commission prior to the meeting. With no corrections, Mr. Stubbs motioned to accept the minutes; seconded by Mr. Gallagher. Vote: 7 – yeas.

Public Hearing for Conditional Use Permit for Wayne Local Elementary School, 659 Dayton Road

- Chief Copeland began explaining the meeting on April 23<sup>rd</sup> resulted in the need for research and preparation for conditional use. He advised the planning commission, the applications have been filed and are waiting for processing.
- Mr. Pat Dubbs, superintendent of Wayne Local Elementary School, 659 Dayton Road, continued advising the planning commission on tonight's agenda is to advise the request for conditional use along with a variance for signage, tower height, and basement, along with the site plan so they can get the bid out and accept one by the end of June.
- Mr. John Fabelo from LWC Architects, 434 East First St., Dayton asked if there were any questions regarding the conditional use.
- After some discussion amongst the planning commission members as to whether or not the Conditional use and site plan should be reviewed together or separately. Mr. Gary Stedronsky (Attorney for the school district - 1714 West Galbraith Road Cincinnati, OH 45239) advised the planning commission of a conversation he had with our legal counsel Mr. Forbes stating they should be treated separately based on the fact that you could have a site plan that doesn't need conditional use if it's in the proper zoning. Mr. Gallagher said he had a similar conversation with Mr. Jeff Forbes and came to the same understanding. Based on these conversations, Mr. Bridgman outlined the structure of the evening's meeting; Conditional Use, then Site Plan.
- Mr. Fabelo begin with a presentation Agenda: Conditional Use permit; Site Plan Review Continuation starting with outlining the issues identified at the last meeting: 1.) 153165.D.2.a: Building height of 30' (clock tower); 2.) 153.165.D.2.b: Basement for buildings greater than 1 ½ stories; 3.) 153.254.A: Sign in a residential Zone 50% of that permitted in non-residential; 4.) 153.042,C.4: Conditional use and "destruction, loss or damage of...historic feature".
  - o 1.) 153165.D.2.a: Building height of 30' (clock tower): Mr. Bridgman reiterated the need for a variance, while Mr. Stubbs asked what the need is for such height, concerned it may be a target for the youth. Mr. Fabelo explained the desire to have the feature stand out as a focal point of the school with a steel frames enabling a view of the sky through the structure.

- 2.) 153.165.D.2.b: Basement for buildings greater than 1 ½ stories. Mr. Fabelo explained it seems the intent is for residential structures, not non-residential. While this project is funded by the OFCC and designed under the Ohio School Design Manual, a basement is not required nor would it be covered by the OFCC since it would not follow their requirements of windows, etc. Mr. Logan asked whether or not the current schools have a basement and Mr. Dubbs responded stating they do not. The high school did not require a basement (built before the code was added) and the elementary while it has different levels, is not technically a basement. Mr. Stubbs gave an alternative to the variance explaining the planning commission could recommend to council, the code could possibly be changed, however would most likely take more than one meeting since they'd have to determine how it could affect future request. Mr. Logan asked about the role of the Board of Zoning Appeals (BZA) and Mr. Stubbs explained the applicant has to present a hardship so he's not sure how that'll turn out. Mr. Fabelo mentioned other buildings in the village such as the library which Mr. Bridgman believes is located in District R-3 with different conditions. Hearing the options of BZA and council, Mr. Fabelo agreed it would be best to request a variance from the BZA and the planning commission to recommend to council to hopefully speed up a potential approval.
- 3.) 153.254.A: Sign in a Residential Zone 50% of that permitted in non-residential. Mr. Fabelo advised the planning commission, a variance has been submitted to the BZA since the sign is 490 feet from the sidewalk and would not be able to be seen from that distance which is important in the event of an emergency.
- 4.) 153.042.C.4: Conditional use and "destruction, loss or damage of...historic feature". Mr. Fabelo advised the planning commission, there has been a change in language from demolition to "preserve façade elements of local significance".
- Mr. Stubbs inquired about the distance of the school to Miami street since this was also a public hearing with residence in attendance. Mr. Fabelo explained the requirements are to have building 25 feet away from the property lines. They were very conscious about the residents and designed the building in a way that only the corners would be closest to the property lines, and even those are 60 feet away. They were also conscious about the lighting, and designed the school so academic classrooms would be nearest Miami Street while extracurricular events would be nearest the high school. They also used "grades" in the designing of the building to help minimize the effects of the different grades throughout the property (potentially a seven foot difference). Mr. Logan asked about the runoff for the public to hear. Mr. Fabelo explained how part of the garage project and parking was to create a detention pond to help with erosion. He continued to explain how the parking and bus staging was taken into consideration to help with traffic during pickup and drop-off. They have added a lane to the existing entrance so allow specific in and out flow. In the back, only staff and bus drivers are permitted. A new bus loading zone has been designed for visibility and safety. Mr. Bridgman asked whether or not the existing barriers in the middle school parking lot were going to be changed to permanently close off the lot. Mr. Dubbs said it is not, they want the movable barriers in the event of an emergency. Mr. Fabelo continued by explaining they're also adding gates to the bus parking drop off area for added safety. These gates would be opened only when the buses are active, and when closed, the busses will park near the garage, while the elementary drop off area in the

parking lot will then become an additional resource to the school for basketball and other activities.

- With no further questions, Mr. Bridgman opened up questions from the public (immediately followed by the electricity going out).
- Mr. Jerry Clark (29 Edwards Road) asked about the water flow from the new design explaining the current design occasionally causes water to back up in a drain near his house. Mr. Kurt Ziessler of Burkhard Engineering explained while that drain falls outside of the school area and not something they purposely considered, the new parking lot design should actually direct some of the water to the back of the property potential decreasing the current runoff Mr. Clark receives.
- Mr. Tony Moon (723 Miami St) asked for clarification on the designs as to how the water will be directed at the back of his property since there are currently trees being washed out. Mr. Ziessler explained while the detention pond hasn't been created but once it is, the water flow will be corrected. Mr. Fabelo added an explanation of the berms to slow down and direct the water to the detention pond where the water would remain for a short time before releasing. There should not be a concern for mosquitos as Mr. Moon also inquired. Mr. Moon asked if there were plans to add any shrubs, while Mr. Ziessler said only grass would be planted.
- With no further questions, Mr. Bridgman said we would vote on the conditional use application and then site plan.
- Mr. Stubbs motioned the planning commission recommend to the village council, revision of R1 153.165.D.2.b: Any building with a height in excess of one and one-half stories or 20 feet shall have a basement with the exception of schools; seconded by Mr. Gallagher. Vote: 7 yeas.
- Mr. Bridgman began by stepping through the criteria for approval.
  - o C1. The clock tower and basement have been submitted to the BZA for variances.
  - o C2. No issues
  - o C3. No issues
  - o C4. Mr. Gallagher reminded the planning commission of update to the plans destruction while Mr. Stubbs inquired, what does it mean to "preserve façade elements of local significance"? Mr. Fabelo explained that it means the façade could be used in another location, while Mr. Dubbs added, it could also stay there, yet to be determined. Mr. Fabelo identified the historical features that would be kept; Main entrance, dated corner stone, and sundial. He also pointed out how the certain features of the building had already been updated since 1915 (ie. Window frames), so it's shouldn't be hard to understand it wouldn't make sense to attempt to keep everything the same. Ms. Miller asked if our vote could possibly allow destruction of the building while Mr. Bridgman explained the real issue is the planning commission not knowing what is historic and the need for the Historic Preservation Board to decide. Mr. Stubbs advised the planning commission about a meeting the Historic Preservation Board will have an hour prior to the next meeting on May 28, 2019. Mr. Gallagher had asked Mr. Forbes..... Mr. Stedronsky advised the planning commission, the 1915 is not listed in Columbus as a historic building, while Mr. Dubb's reminded Mr. Stubbs of a conversation in which they agreed to meet with the Historic Preservation Board. With question of whether or not the building is registered as historic, Mr. Stubbs pointed out, there's nothing in the code stating is has to be registered, but our responsibility to ensure the code is met. Mr.

Logan outlined the order of importance. #1. Obtain a new school and #2. Funding it. If we decline and cause a delay, are we meeting the tax payers expectations? He also added that while it's a concern now, ten years from now, the public will be more concerned about the technology. Mr. Stubbs then read 153.041.D.1.i; To work with the Historic Preservation Board of the village and to make plans and recommendations for the control and care of historic structures and ground not located in areas subject to the Historic Preservation Board. He then made a motion: The board defers to the historic preservation board for recommendation as to what it means to preserve the facade of the building; seconded by Ms. Downing. Vote 5 yeas, 2 nays (Mr. Logan and Mr. Gallagher).

- C5. Mr. Stubbs asked those who live on Miami street whether or not they have any questions. While initially they did not, Ms. Downing asked Mr. Ziessler to explain the berms that were questioned earlier. Mr. Ziessler explained the site would be build followed by the berms. Mr. William Miller (656 Miami Street) asked whether or not there would be a change to the water pressure. Chief Copeland stated there would be no change to the pressure zones. With no further questions, Chief Copeland ask questions that he'd heard in the past, such as the lighting and any sort of buffer between the property lines. Mr. Fabelo explained that while the lighting hasn't completely designed, they will all have the lead lighting design to cut down the effects on the property lines. He also explained they will be setup to a timer system with remote control access when necessary. Mr. Dubbs added there would not be a problem with working with the neighbors if necessary. Mr. Jim Byer's, (139 St Rt 42) wanted to advising the planning commission that while he's been on the school board for three years, no decisions have even been taken lightly. The school worked to select two excellent architects, had approximately ten public presentations, but feel they're getting beat up. He did agree communication could have been better, but wanted to let the planning commission know how hard they've been working on this
- Mr. Bridgman summarized the five criteria for approval. C1. has been sent to the BZA (tower, letter height, and basement), while the planning commission is also recommending the basement to council. C2. Met. C3.) Met. C4.) Review from the Historic Preservation Board on May 28<sup>th</sup>. C5.) Met.
- Ms. Miller attempted to make a motion to accept with conditions seconded by Ms. Downing, however after further discussion about the understanding of how it could be voted, it was withdrawn. Mr. Stubbs was trying to figure out how we could vote on something when this is the only the second time it's been presented to the planning commission while the school board had variations in November 2018 and February 2019. Mr. Dubbs advised the planning commission there has been a lot of give and take between the school and village including discussion through engineers from the village and school.
- Mr. Hatmaker made the following motion to approve conditional use contingent upon the recommendation from council and BZA for C1, and Historical Preservation Board on C4. Seconded by Mr. Gallagher. 6 yeas, 1 nay.

Old Business: Site Plan Review for new Elementary School, 659 Dayton Road.

- Mr. Fabelo began with presentation "Master Plan Development". Beginning by showing the original design, he explained why it was not possible to provide a design to the planning commission much sooner than they had since there have been so many changes. In the original plans, half of the new school would run parallel with Miami Street. The 1915/Fine Arts building would obstruct the view of the school, and only the 1999 building would be left out front. Mr. Dubbs added, by changing the design and having the fine arts building attached to the 1999 building, they could also keep the 1957 building that wasn't in the original plan. This would create a living time capsule by keeping the 1957 and 1999 building, and as Mr. Fabelo explained, the 1915 building would be added by using some of the current façade and designing the building to keep the 1915 features. Mr. Dubbs added, by doing this, they're able to add to add additional square footage and save approximately 2 million dollars (5,115,000 – 3,109,700) which can be used in other areas such as technology. Mr. Fabelo explained if they used the original design, it would all have to be rebuilt for safety and code requirements, while it would cost approximately \$500k to close off the 1999 building. The new design also leaves a possibility to join the building to the new school (not covered by OHAA). With plans to have this completed within a year and a half, Mr. Dubbs explained it would cut down on disruption by having the school ready to move in at the beginning of the school year rather than midyear as long as they are able to stay on schedule. Mr. Fabelo further explained the new to break the project up into three part. The first was the bus garage which was privately funded, the second was the school and demolition which received funding from OFCC, and finally the fine arts building which is self-funded. The OFCC requires the location to be build ready explaining the bus project.
- Mr. Stubbs asked the planning commission if they had any question prior to opening up to the public, while he's unsure whether or not we can vote based on conditional use criteria #4. Mr. Dubbs added, this is why they didn't want to provide pictures when they hadn't been fully developed, but the public needed to see something. Mr. Gallagher commented on how beautiful the fine arts building looks placed to the side allowing a clear view of the new school. He also reminded everyone, the tax players are concerned about money so another reason the new design may benefit the community. Mr. Bridgman stated at this time, it's up to the Historical Preservation Board since the public has not provided any input. Mr. Stubbs inquired about the scheduling timeline. Mr. Dubbs explained they want to post on June 3<sup>rd</sup> and accept a bid by June 15<sup>th</sup>, so at this time, everything should still be on schedule.
- With no further questions, Mr. Bridgman opened up questions to the public.
- Ms. Kelly Maloney (387 Chapman Dr.) advised the planning commission about the meetings in which the 1915 building was discussed, but never were there plans to keep the whole thing. People are remembering the past. As a representative of the Mary L Cooke library, Mr. Stubbs asked how they're financially involved with the new school. Ms. Maloney explained they're not funding anything, but are providing book cases, displays, and with Mr. Dubbs prompting, she explained how the Mary L Cook library manages the school library. She also explained how they would like to organize a teen program at the school rather than students having to walk to the library.
- Ms. Anna Garafolo (5145 Franklin Rd) thanked the planning commission for focusing on the key words in the code and asked that we reread the voter's ballot. Mr. Gallagher read the ballot "19 Proposed Bond Issue Wayne Local School District: Shall bonds be issued by the Wayne Local

School District for the purpose of paying the local share of school construction under the State of Ohio Classroom Facilities Assistance Program and the cost of other improvements to school facilities, together with, as applicable, new construction, improvements, renovations, and other additions to school facilities, as well as equipment, furnishings, site improvements, as well as all necessary appurtenances therefor, and capitalized interest, in the principal amount of \$25,625,000, to be repaid annually over a maximum period of 37 years, and an annual levy of property taxes be made outside the ten-mill limitation, estimated by the county auditor to average over the repayment period of the bond issue for 4.68 mills for each one dollar of tax valuation, which amounts to \$0.468 for each one hundred dollars of tax valuation, commencing in 2017, first due in calendar year 2018, to pay the annual debt charges on the bonds, and to pay debt charges on any notes issued in anticipation of those bonds." Ms. Garafolo asked that we vote on what the ballot stated, not what people heard or believed.

- Mr. Dave Barton (6950 Eaton Ave) addressed how there are a series of different priorities for those involved. For the school, it's getting the new school approved, what's best for the students, and education. For the planning commission, it's the historical aspect. Mr. Barton was a graduate of the 1915 building as well as a teacher and principal. The condition of the building is not good and would require a lot of rebuild. If you try to clear it out and use it as a shell, it's not safe and will just end up being used as storage. If the Historic Preservation Board says it must stay, then that is a waste of potentially two million dollars. Mr. Stubbs asked for Mr. Barton's thoughts on the 39 foot tower. Mr. Barton said he doesn't believe it needs to be that high, but they want an appearance and that looks nice.
- Mr. Patrick Cassidy (701 Hickory Lane) is from the area and has many family members that attended the 1915 building so he feels like he has a lot of history invested in the building, however he likes the plan. The 1915 building is just the shell and he believes it makes sense to take the best of it and rebuild. "Let's not love it to death". He went on to add that he loves the tower and that it creates a defined entrance bringing back history with the feel of an old school house.
- Mr. Lonnie Shear (10 West Ellis Dr) is a 1967 graduate. The 1915 building was old then, and it's old now. The key element is parts of the building, not the walls. As a banker, he knows a lot about saving money and the new site plan makes sense. He also asked why there isn't a zone for a school. Mr. Stubbs explained that he believes the intent was to create different residential zones as you get further out of the town and a school wasn't taken into consideration. Mr. Shear also advised the planning commission of his thoughts when he cast his ballot, tear down the old but keep the pieces.
- Mr. Gallagher asked to hear what Chief Copeland's thoughts were on the site plan and he began by talking about safety concerns. With school shootings being such an issue, he loves the campus design and prefers the open look. Not a building in the middle obstructing view. He didn't attend school at the 1915 so he doesn't have an attachment, but feels the picture looks like they're preserving the historical features.
- Mr. Gallagher motioned to approve the site plan; seconded by Mr. Logan – 7 yeas.

New Business: Mayor Court on May 28, 2019.

- Chief Copeland advised the planning commission there is an issue with the next scheduled planning commission meeting on the 28<sup>th</sup>. At the beginning of the school year, mayor's court

was scheduled and with the 27<sup>th</sup> being Memorial Day, it was pushed to the 28<sup>th</sup> forgetting about the possibility for a planning commission meeting. It was asked whether or not it could be rescheduled, however Chief Copeland explained that would take a lot of certified letters which cost money to advise everyone with citations scheduled to appear. Mr. Stubbs asked if it was possible to have the meeting at the library and Ms. Maloney said that would work. Therefore, Mr. Bridgman advised everyone, the next meeting is scheduled for May 28, 2019 at 6:30 at the library and would have it posted on the village website.

Motion was made by Mr. Hatmaker to adjourn at 10:11pm; seconded by Ms. Miller. Vote – 7 yeas.  
Meeting adjourned.

Respectfully submitted,

Andrea Downing

