

Minutes - PLANNING COMMISSION

City of Trenton, Ohio

Date: March 21, 2023

7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

ORDER OF BUSINESS

I.) **CALL MEETING TO ORDER** – Meeting was called to order at 7:03 pm.

II.) **PLEDGE OF ALLEGIANCE** – Recited.

III.) **ROLL CALL** - Dale Perry, Ray Nichols, Josh Leasure and David Schreiber were present, Michelle Payne-absent. Also present was Bill Jones-City of Trenton, Todd Hall from Todd Homes, LLC, and Dalana Shepherd.

A motion was made by Dale Perry to excuse Michelle Payne who was working, second by David Schreiber. The motion carried 4 yes votes, 0 no votes.

IV.) **APPROVAL OF MINUTES OF PREVIOUS MEETING:** A motion to approve, amend or deny the minutes of the October 10, 2022 Planning Commission Meeting minutes was made by Dale Perry, second by Ray Nichols. The motion passed 3 votes yes, Josh Leasure abstained.

V.) **NEW BUSINESS**

1. **Review of the Arlington Parke rezoning from R-1 to a residential PUD.**

Mr. Jones introduced Josh Leasure as a new sitting member of the Planning Commission replacing Glenn Reid who stepped down for personal reasons. Welcome Josh.

Mr., Jones briefly described the difference between conventional zoning and a PUD.

Todd Hall made a report of his desire to make this subdivision one of the best in the city with new ideas, dedicated open space in excess of the PUD requirement and quality home building. He showed pictures of homes already built that will mirror the types of homes to be used in this development. This will be a residential PUD that goes along the lines of a R-2 subdivision with some changes. Those changes were outlined as follows:

This PUD shall be in conjunction with the standard R-2 zoning classification with the following exceptions: The following shall be enforceable standards over and above the R-2 requirements.

LOT SIZES AND SQUARE FOOT OF LIVING SPACE

1. Lots 3-7, 27-31 and 43-44 inclusive shall be permitted to have a total lot square foot less than 10,000 square feet but not less than 9,000 square feet.

2. A maximum of 15 (16.85%) of buildable proposed lots (not including green space) are permitted to be built with no less than 1,400 square feet of living space containing at least a two-car garage.

3. An unlimited amount of houses with no less than 1,400 square feet containing three car garages are permitted.

4. All other homes shall follow the requirements under R-2 zoning.

ROOFING

1. The main gable roof of the house shall be no less than a 5/12 pitch and the front gable roof shall be no less than a 6/12 pitch.
2. Roofing materials shall be architectural asphalt/fiberglass shingles (no standard 3 tab), metal, slate, or composite slate.
3. All roof vents, plumbing stacks and flashing shall match the color of the surrounding materials and be located behind the main ridge of the roof.
4. A minimum 12" soffit.

GARAGES

1. Two (2) care garages shall be attached to the primary dwelling structure.
2. No carports permitted.

ELEVATIONS

1. The front first floor elevations shall be 70% brick, brick veneer, stone.
2. Exterior building materials may be constructed of the following exterior products: Wood, vinyl, fiber cement siding, metal board and batten, natural stone, cultured stone, or brick.
3. Aluminum house siding shall be prohibited, excluding soffits, gutters, fascia, and rake boards.
4. No stucco shall be permitted on any elevation.
5. Blank elevations shall be minimized by placing at least one window on the side facades of the house.
6. Chimneys using wood for a fuel source shall be constructed of masonry materials. Chimneys for a direct vent or vent-less fire box may be constructed with the same materials as the sides of rear of the dwelling.

ENTRY AND GARAGE DOORS

1. Front entry doors shall use style and color variations to emphasize the entry as a focal point.
2. Front entry doors shall be required to have a minimum 24 square foot overhang.
3. Garage doors facing the frontage shall have architectural features to distinguish it from a plain façade, blank garage door.

FRONT PORCHES

1. Front porches or landings shall not be made of wood materials usually associated with decks.
2. Construction changes or replacement of front porches or landings shall be made in the same manner as the original front porch or landing.

Satellite and Solar

1. Ground or roof satellite mounted dishes shall not be visible from the front yard where the main entrance is located.
2. Ground mounted solar panels or equivalent shall not be visible from the front yard where the main entrance is located.

After no further discussion, Dave Schreiber made a motion to approve the PUD as presented, second by Josh Leasure. The motion carried 4 yes votes, 0 no votes.

2. Review of the proposed zoning change from R-2 Medium Density Single Family residence to R-3 Medium Density Residential District for 200, 204 and 210 North Miami St.

Mr. Jones introduced Dalana Shepherd, owner of the lots in questions. Mr. Jones explained that their goal is to have two separate lots, each to house 1 single story building containing two rental living spaces.

Dalana added that they have other properties in town that have been renovated and rented out providing pictures and floor plans. They do not do low quality rentals and believe this would be an asset to the neighborhood. Also, she explained that they want the front of the buildings to face North Miami St. for not only aesthetics but also for better parking on the flat part of the lots.

After no further discussion, Dale Perry recommended to approve, second by Dave Schreiber. The motion carried 4 yes, 0 no votes.

3. The review of the re-plat of Maplevue 4B.

Mr., Jones brought up the plat for Maplevue 4B and explained that when this subdivision was drawn up, there apparently was an error where the dividing line was between the City and Madison Township. Landowner Zach Potter filed a lawsuit in Butler County claiming the subdivision was taking his land. The court order the butler County engineer to survey the area and report back to the court. The survey came back that not only was Mr. Potter not losing land but the recorded section line was too far south and the line was shown making the city lots larger to the north. The recorded plat needed to be changed. Once the new plat was done, all the landowners in Trenton had to sign the re-plat. One owner would not sign. The 4b plat was redrawn again leaving out the party that did not sign before, now all other landowners have signed the re-plat and it is ready to go to the Recorder's Office to be recorded and be the official plat of section 4B. Discussion was made about a small sliver of land that was not owned by any landowner, Mr. Jones stated it would be owned by the developer who plans on giving it away to any adjoining Trenton lot.

After no further discussion, David Schreiber made a motion to approve the replat of Maplevue 4B, second by Josh Leasure. The motion carried 4 yes, 0 no.

V.) REPORTS BY COMMISSION OR CITY ADMINISTRATORS – Mr. Jones reported that to ate, we have a Planning Commission meeting planned for April 10, 2023, and so far, McDonalds is on the agenda. McDonalds is planning to put a store in the open lot between Walgreens and Edgewood Baptist Church.

As well, the City is working on some language changes to the tall grass and Chronic Nuisance Ordinances and they may be ready for that meeting.

VII.) DATE OF NEXT MEETING – April 10, 2022.

VIII.) ADJOURNMENT -Ray Nichols made a motion to adjourn, second by Josh Leasure. The motion carried 4 yes, 0 no. the meeting was adjourned at 08:23 pm.