

Minutes - PLANNING COMMISSION

City of Trenton, Ohio

Date: April 12, 2021

7:00 p.m.

MEETING PLACE: CIVIC HALL - 11 EAST STATE STREET

ORDER OF BUSINESS

I.) **CALL MEETING TO ORDER** – The meeting was called to order.

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

III.) **ROLL CALL** – Ray Nichols, David Schreiber and Dale Perry were present. Michelle Payne was absent and Krista Montgomery is no longer on the Planning Commission, moved out of town. A motion was made to excuse Michele Payne due to work conflict and the motion carried by a 3 yes vote.

IV.) **APPROVAL OF MINUTES OF PREVIOUS MEETING**

A motion to approve or amend the minutes of the February 10-1-2020 meeting. (The meeting did not record, still looking)

V.) **NEW BUSINESS**

1. Election of an interim Chair for this meeting. Dale Perry made a motion for Ray Nichols to be interim Chair for this meeting, second by David Schreiber. Motion carried by a 2 yes vote Ray Nichols abstained.

2. Review of the proposed preliminary plat for Madison Manor subdivision.

People present for this meeting was Marcos Nichols (City Manager), Nick Ziepfel (City Attorney), Rob Leichman (City Service Director), Bill Jones (Planning and Zoning Administrator, Jim Kleingers (City Engineer), Etta Reed (Bayer-Becker), John Bayer (Bayer Becker), Todd Hall (Todd Homes, LLC) and Planning Commission applicants Sharon Heberling and Glen Reid.

Mr. Jones started the meeting by displaying an aerial view of the property and the proposed preliminary plat. The zoning was checked and met the requirements of the city code. No further discussion.

A problem was discussed about the current way we handle storm water. Pictures were presented and Mr. Leichman explained a new drywell system that had to be designed to meet the E.P.A. requirements for pre-treatment of the storm water prior to entering a detention basin. The system required standing water for approximately 48 hours allowing contaminants to settle and cleaned water then be filtered into the ground. This has caused problems with drainage systems being designed in the rear yards of homes that took up a lot of usable space with easements. The easements would not permit fencing or structures within the easement area causing problems for residents.

Etta Reed explained the reason for the current design where the detention basins and storm water systems currently used were not in the new set of plans. They tried to design a system acceptable by the E.P.A. that would eliminate the current storm water systems used. . This was done by designing a road that has no curb or gutters but instead, ditches where every lot had its own infiltration system in the front yard ditch that would take care of the road and front yard storm water as well as a ditch and infiltration basin in the rear of the yard that would take care of the storm water in the rear of the house. The front basins would accept storm water from the street, filter through required grassy areas for cleaning and then enter into the infiltration portion of the ditch to be absorbed into the ground. The rear would be the same process as the front. The basins would be in a private drainage easement which means they would be maintained by the homeowner and are out of any right-of-ways. They were designed to be very low maintenance, basically mowing. Todd Hall stated that each new homeowner would be made fully aware of the drainage systems in each yard.

Rob Leichman used Brelsford Avenue near West State Street as an example of a street that has no curb and gutters. The road does not need to be swept and takes care of the storm water for that area. He also stated that the new road (paved area) would be the same width as our current road standard drawings as required by code, only the curb and gutter was missing. One other new design for this project would be the water supply lines would no longer be placed under the roadway but be 4 feet outside of the edge of the pavement. This would help in not damaging the road surface in case work had to be done on the underground water system. We may lose sidewalk but it is better to replace sidewalk than pavement. Rob Leichman also discussed a design of the stub end of the street on the north side where the road dead ends into a field. The dead end is designed to allow for a fire truck to be able to turn around as well as be used to extend the road for future development. Mr. Leichman also wanted it to be in the record that this project was over-engineered to make sure that the new storm water system would work and there would be no problems for the residents or the City.

Bill Jones stated that having these private drainage easements in the rear yard would eliminate restrictions on homeowners who want to have fencing and structures in the rear yard. Structures still could not be placed in the easement area but the back yards but more of the back yard would be usable space for the homeowners. Mr. Jones went on to explain that by city code street standards, roadways are required to have curb and gutter but went on to explain in section 1210.02(c)(4) that the Planning Commission, for good cause, can make an exception to this regulation.

Jim Kleingers explained that the land in this area is generally flat which is needed for this type of drainage system. The soils in the area were tested and it was determined that the infiltration rate of the soils for storm water met the criteria required by the E.P.A. The E.P.A. requires that collected storm water cannot penetrate the soil too quickly but also the storm water cannot be pooling for a certain amount of time and this design did meet the requirements. This type of system works good for this project but may not work elsewhere in the City of Trenton. Each new subdivision site would have to be evaluated to see if the new system can be used or not.

Todd Hall wanted to thank all parties involved in the planning and design of this new roadway and drainage system. This has taken over 6 months to plan and design and it is a

win for the development, the City and the residents of the City of Trenton. Rob Leichman thanked Mr. Hall as well for taking the time to allow this planning and development which put back the starting date to start the work on the subdivision. Mr. Leichman also wanted to give credit to Etta Reed and John Bayer of Bayer-Becker as well as City Engineer Jim Kleingers credit for designing this new system and coming up with a plan that would greatly enhance this new subdivision and possibly future subdivisions.

After no further comments, David Schreiber made a motion to approve the preliminary plat as presented, second by Dale Perry. The motion passed with 3 yes.

3. Comprehensive Plan discussion from City Manager Marcos Nichols.

Mr. Marcos Nichols announced to the Planning Commission that the City has entered into a contract with Community Planning Insights (CPI) out of Dayton, Ohio for a new, updated comprehensive plan that includes not only the City but also our parks. . Mr. Nichols explained that the current 2025 plan objectives have been met and it is time to move forward. CPI will be moving forward soon by attending city events, holding public meetings and putting out requests for information through social media gathering information on what direction the citizens would like to see for our city. There also will be a committee involving city boards, Council and staff to implement over-sight of the Comprehensive Plan and finally developing the plan after the fact-finding has been completed by CPI. Once we have all the information, it is then time to prioritize

VI.) REPORTS BY COMMISSION OR CITY ADMINISTRATORS

Many positive comments were made about the new street designs. Ray Nichols said that City Council has had many complaints about the storm water drainage systems currently used and people not being able to put up outbuildings and fences. He is glad to see a new design that may eliminate these complaints. Mr. Jones explained that we may have a busy Planning Commission season with all the development coming.

VII.) DATE OF NEXT MEETING – May 10, 2021 if needed.

VIII.) ADJOURNMENT – After not further discussion, Dale Perry made a motion to adjourn, second by David Schreiber. The motion carried by a 3 yes vote. The meeting was adjourned at 8:15PM.