

**MUNICIPAL PLANNING COMMISSION
REGULAR MEETING MINUTES**

February 26, 2025

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

II. ROLL CALL

1. Brenna Kelly - present
2. Sonja Millard - absent
3. Robin Pipkin-Parker - absent
4. Ben Richards - present
5. Kate Skonberg - present

III. INVOCATION

IV. PLEDGE OF ALLEGIANCE

V. CONSIDERATION OF THE MINUTES

1. January 22, 2024 – Commissioner Skonberg motioned to approve the minutes, Commissioner Richard seconded, the motion passed.

VI. NEW BUSINESS

1. Request to rezone 309 Midvale Avenue from R-1 Residential to R-T/Z Residential Townhouse/Zero Lot Line
 - a. Applicant Presentation
 - i. Joseph Ingram, applicant and project designer: this is a distressed property that is adjacent to an R-3 development, and we are working with challenging slopes and so we'll probably need a front setback variance, the R-T/Z zoning makes the most sense for these 35' lot single family detached homes; it would be a great upgrade for the property, and for the city; city staff and I have gone back and forth on how to make it work and we can figure out the slopes.
 - b. Staff Presentation
 - i. Michael Pham, staff planner: the density is appropriate for the R-T/Z zone and several surrounding uses are even denser and even narrower lot sizes; there are surrounding R-1 uses as well; the upgrade for the property is encouraging; the slopes are presenting a solid stabilization challenge but the applicant is prepared to tackle those within the confines of the city's steep slope ordinance; the front yard setback variance will be to minimize the amount of steep slope that the houses will be built on; the less that hillside is disturbed the better; the plans will need to go to Hamilton County Water Quality to approve stormwater runoff and the proposed detention pond; there are two lots shown on the site plan but the owner will dissolve the lot line and subdivide into 6 new lots; the staff recommendation is to approve the rezoning.
 - c. Public Comment - none
 - d. Discussion/Vote

- i. Commissioner Kelly asked the ballpark cost of the units; Ingram thinks they'll be under 300k based on other similar products, and a maintenance agreement would be necessary for the shared detention pond;
 - ii. Commissioner Kelly asked for some explanation of the detention pond; Ingram explained that the proposed detention pond captures the discharge of runoff that may be in excess of the existing use—the increase of impervious surface typically increases runoff;
 - iii. Commissioner Skonberg asked for some more detail on the curve of the street and the risk it poses and if there was any consideration of 5 units; Ingram stated that 5 is obviously the next best option but building on slopes like those present really increases the cost of engineering and construction
 - iv. Commissioner Kelly asked if the traffic and parking consequences of additional cars and driveways had been considered; Ingram stated that the 15' of driveway and an additional 15' of ROW until the pavement would be sufficient for a standard car length;
 - v. Commissioner Skonberg asked if the neighbors had been communicated with regarding the change; Ingram stated that the owner had been to the property to remove several dumpsters of trash, and the neighbors seemed pleased that an improvement was coming;
 - vi. Commissioner Skonberg asked if additional signage for the road would be considered; staff stated that it would be a discussion with the applicant and public works to mitigate the negative consequences to the traffic pattern; the roadway is such that cars slow down when cresting the hill and taking the curve, so speeding doesn't seem to be a huge problem even presently;
 - vii. Commissioner Skonberg motioned to approve; Commissioner Richards seconded, the motioned passed unanimously.
2. Request to rezone 1109 Dayton Boulevard from C-1 Commercial to C-3 Neighborhood Commercial
 - a. Applicant Presentation
 - i. Mike Price, MAP Engineers: the request to rezone for the construction of 28 attached townhomes—3 separate buildings with 27 1,263 SF units and a micro unit of 720 SF; several years ago the project would have been a commercial development but the market has changed since then and the retail uses are no longer viable; there was a past request for condominiums but since then the developer has pivoted to a for sale product for 450k range—of course market driven; there is a parking requirement reduction request—but the previous development was approved for a parking reduction with a higher unit count so it should be a similar variance approval; we anticipate a single occupant with capacity for a guest or an office use; the 13 spaces for the storage unit are not counted which leaves the project with 47 spaces on-site and on frontage total; detention was constructed in years past; the current concept is trying to stay within the footprint of the previous concept;
 - b. Staff Presentation
 - i. Michael Pham, staff planner: the C-1, C-2, and C-3 zones are very similar and the biggest difference to take into account for this request is the allowance of townhomes in the C-3 zone but not in the others; the applicant will have to apply for several variances—parking, minimum square footage, and building separation which will go before the BZA; there was a traffic impact study done in 2021 based on the higher unit count of 48 and the study did not include a recommendation to install a traffic signal, but it did recommend reconfiguring the

road to 3-lanes which TDOT has begun to approve for their 2025 resurfacing project of State Route 8.

c. Public Comment

i. Callie Starns, Local 3 News at White Hall Road: there have been some significant changes in the neighborhood regarding water and traffic since the last request for this property and the traffic study by Kimley-Horn; since COVID many people have returned to office, the Pinnacle has more traffic up and down White Hall Road, traffic collisions are common at the intersection of Frontage and Dayton; on-street parking makes it very challenging to navigate the road since TDOT did their renovation project and that parking should not be allowed; there have been 3 water main breaks in the neighborhood in the last 1.5 years, and low water pressure is common; the water line is 50 year old galvanized line; the water meter for the news station is located in front of the 1109 property and we really hope something can be done to improve water service here; there has been some conversation about moving our water main, but no progress has been made on that request.

d. Discussion/Vote

i. Mike Price: the reduction of units should be less of an impact on the water service than the previously accepted project; TAW does have funds to help developments and existing businesses upgrade water mains, so that's an option; the meter probably needs to be moved

ii. Commissioner Skonberg: I'm eager to see improvements on the property; it seems to mirror well what has been built on the other side of the tunnel and this project would be an improvement for the neighborhood

iii. Commissioner Kelly: is there an example of your projects that we could see from the developer?

iv. Mike Price: there's a similar development near Gunbarrel and Goodwin between the two roundabouts that would most closely resemble this project.

v. Commissioner Kelly: I also have concerns about the traffic at the Ashmore and Frontage and Dayton Intersections; any increase in traffic creates risky driving scenarios.

vi. Commissioner Skonberg: does this present a spot zoning issue?

vii. Staff Planner: based on how similar the uses of the 3 different commercial zones are, we would not consider this a spot zone even though the commercial zones are distinct in the code; the nature of the rezoning does not appear to create an incompatible use in the neighborhood.

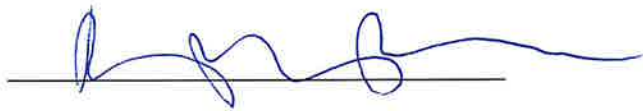
viii. Commissioner Skonberg motioned to approve, Commissioner Richards seconded, the motion passed unanimously

VII. UNFINISHED BUSINESS

VIII. OTHER BUSINESS

IX. ADJOURNMENT

1. Commissioner Richards motioned to adjourn the meeting at 7:00 PM



Chairperson