



MEETING MINUTES

Planning Commission

Wednesday, Dec. 18, 2019 – Special Meeting

The meeting was called to order at 1:30 p.m.

Chair Oyster asked for a moment of silence and the Pledge of Allegiance. Roll was taken, and the following members were present: Ms. Julie Oyster, Mr. Mike Linder and Mr. Larry Titus. Both Mr. Jim Rauck and Dr. John Dubos were absent. Others present: Kyle Rauch, Development Director; Kim Shields, Community Development Manager; Kendra Spergel, Development Planner; Jimmy Hoppel, Development Planner; Tami Kelly, Clerk of Council; Bill Vedra, Safety Director; and Mary Havener, Development Assistant.

Chair Oyster noted a quorum was present and noted that there were 10 Lot Splits on the agenda.

Mr. Hoppel presented a brief analysis of the Lot Splits. He stated that this presentation encompasses 10 coordinated and concurrent applications requesting approval for 10 lot splits within the Beulah Park development. The site is located south of Southwest Blvd, between Demorest and Broadway. The lot split applications are being heard today by Planning Commission and they are the final reviewing and determining body. They are being requested to legally clean up the physical land separation created by a previously approved plat, of what is currently a single parcel.

Mr. Hoppel presented an illustration showing the background of these applications. Shown in blue is Parcel 040-000413, which is the subject parcel of these applications. In November, the plat shown in red was approved. Approval of the plat creates lots and roadways that as developed, will physically separate the remaining portions of the underlying parcel shown in purple. The image shows nine physically separated portions that are still legally a single parcel. The applicant is proposing that each of the separated portions of land be split into their own parcel, with one of these portions of land being separated into two parcels, 4 and 5, identified by the dotted box on the screen.

Parcel 1 is located within Subarea A of the Beulah Park development, located along Southwest Boulevard between Beulah Park Drive and Columbus Street.

Parcel 2 is located within Subarea A and includes Open Space/Preserve P3 of the Beulah Park development, located along Southwest Boulevard and Columbus Street adjacent and to the west of the South-Western City School District's transportation services site.

Parcel 3 is located within Open Space/Park P2 of the Beulah Park development, located on the south side of Beulah Way and north of Subarea G.

Parcel 4 is located within Open Space/Park P2 of the Beulah Park development, located between Columbus Street and the Baltimore and Ohio Railroad.

Parcel 5 is located within Subarea B of the Beulah Park development, located on the north side of Columbus Street and west of the Baltimore and Ohio Railroad.

Parcel 6 is located within Subarea B of the Beulah Park development, located east of Lincoln Avenue, between Cleveland Avenue and Columbus Street.

Parcel 7 is located within Subareas D and E and Open Space/Park P2 of the Beulah Park development, located along Demorest Road and Mystic Way in the southwest corner of the development.

Parcel 8 is located within Subarea E of the Beulah Park development, bordered by Boyer Road, Glacial Lane and Mystic Way.

Parcel 9 is located within Subarea E of the Beulah Park development, bordered by Boyer Road, Glacial Lane and Mystic Way.

Parcel 10 is located within Subarea E of the Beulah Park development, located along Mystic Way and Boyer Road.

These lot splits would legally clean up the portions of separated land created by the previously approved plat and allow for the current owner to transfer the newly separated parcels to different property owner entities. After review and consideration, staff recommends approval to Planning Commission for all 10 lot splits as submitted.

Mr. Donald Plank, Plank Law Firm, was present to speak to the items. He stated that everything in this area is physically separated by the roadways, except for parcels 4 and 5. A portion of those two lots is being transferred to the City. This lot split will allow them to put the properties into the proper names for the subsequent transfers to occur.

There being no questions or discussion, the following 10 Lot Splits were voted on:

ITEM #1 – Beulah Park (12.258 Acres) – Lot Split

PID #201912050062

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #2 – Beulah Park (6.030 Acres) – Lot Split

PID #201912110064

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #3 – Beulah Park (12.721 Acres) – Lot Split

PID #201912110065

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #4 – Beulah Park (2.504 Acres) – Lot Split

PID #201912110066

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #5 – Beulah Park (1.470 Acres) – Lot Split

PID #201912110067

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #6 – Beulah Park (1.155 Acres) – Lot Split

PID #201912110068

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #7 – Beulah Park (34.658 Acres) – Lot Split

PID #201912110069

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #8 – Beulah Park (2.513 Acres) – Lot Split

PID #201912110070

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #9 – Beulah Park (2.533 Acres) – Lot Split

PID #201912110071

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

ITEM #10 – Beulah Park (2.211 Acres) – Lot Split

PID #201912110072

Mr. Linder moved to recommend approval of the Lot Split as presented. Mr. Titus seconded the motion and it was approved 3-0.

Having no additional items, Chair Oyster adjourned the meeting at 1:40 p.m.



Mary Havener, Secretary



Julie Oyster, Chair