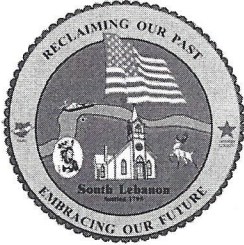


PLANNING COMMISSION AGENDA-Revised



**Planning Commission Meeting
6:00 PM Tuesday, September 14, 2015**

**Village Administration Building
99 High Street
South Lebanon, Ohio 45065**

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of August 18, 2015
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 15-04P: Application for Site Plan and Landscape Plan Approval for Fellowship Baptist Church, 3733 Snook Road. B. Case 15-05P: Acceptance and Dedication of Public Improvements for Vista Pointe at River's Bend, Section 4 Subdivision C. Case 15-06P: Acceptance and Dedication of Public Improvements for Woodknoll Section 2 Subdivision
9.	Communications
10.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 14-5P, Acceptance and Dedication of Public Improvements for Vista Pointe at River's Bend, Section 4 Subdivision

DATE: September 14, 2015

On the agenda for September 14th meeting is a request of the Planning Commission to find that the public improvements for Vista Pointe at River's Bend, Section 4 Subdivision conform to South Lebanon's standards for construction of public improvements.

Background

On November 18, 2005, Vista Pointe at River's Bend, Section 4 Subdivision was recorded in the Warren County Recorder's Office. Due to a slow sales rate, the subdivision had not reached the 70% completion required by the Village to complete the public improvements. In late 2014, the Village was concerned about the continuing deterioration of the existing improvements. The Village agreed to accept and dedicate the public improvements upon the completion of a punchlist provided by Choice One Engineering, the Village Engineer.

Code Analysis

Pursuant to Sec 15.20.7(6) Requirements for the Construction of Improvements, the Village,

through formal action by the Village Council, shall accept public improvements made by a developer which meet the following conditions:

- a. Said public improvements have been made in accordance with the requirements of these Regulations; and
- b. The design standards of these Regulations have been adhered to; and
- c. Installation of said public improvements has been completed according to the requirements of the Village of South Lebanon; and
- d. All final inspections required by these Regulations have been carried out by the Village and said public improvements were found to be acceptable by the Village Administrator upon the advice (if needed and requested) by an engineer acting in the service of the Village; and
- e. Accurate "as built" construction plans have been submitted by the subdivider to the Village and release from the posted Performance Bond has been granted; and
- f. The Planning Commission has found the subdivider to be in conformance with these Regulations.

Zoning Process

Before Council may accept public improvements for a subdivision, the Planning Commission shall issue a finding that the developer is in conformance with the aforementioned regulations a – e.

Staff Review

Choice One Engineering, the Village Engineer, provided construction inspection during the installation of the uncompleted public improvements by Diggit Excavating (“Contractor”). Upon completion of the public improvements, Choice One issued a letter dated July 8, 2015, a copy of which accompanies this memorandum, which confirmed the satisfactory completion of the public improvements by the Contractor. Moreover, River’s Bend Land Company, Ltd. has executed a Maintenance Agreement with the Village dated August 21, 2015 which obligates the Developer for a period of one-year after the date of final acceptance and payment, to repair any defect in the work completed by the Contractor to complete the public improvements for the above subdivision due to improper materials and defective workmanship.

Recommendation

Staff recommends that the Planning Commission issue a finding to Council that they have found the public improvements in Vista Pointe at River’s Bend, Section 4 Subdivision to be in conformance with the regulations listed in Sec 15.20.7(6) items a – e.

Attachments

Choice One Acceptance Letter & Exhibit



July 8, 2015

Jerry Haddix
Village Administrator
Village of South Lebanon
99 High Street
South Lebanon, OH 45065

Dear Mr. Haddix:

Subject: Vista Pointe, Section 4 Subdivision
Punch List Completion and Acceptance

After field walking the above-mentioned project on July 8, 2015, it has been determined that the punch list work has been completed by the contractor in a satisfactory manner. The only concern we have is that a curb ramp on the south side of Buena Vista at the Meadowview intersection was mistakenly installed. This curb ramp points directly into the intersection and was not specified on the original plans. It isn't hurting anything now but when sidewalk is eventually completed within the subdivision the Village may want to consider removing the ramp.

- DIGG-it has satisfactorily completed all punch list items pursuant to Sec 15.20.7(6)(a-d).
- The acceptance and dedication of the public improvements may now begin. The streets that are included in this acceptance are Fawn Meadow Lane, Meadowview Lane, and portions of Buena Vista Drive and portions of Riverstone Drive.
- The accepted streets are 24' wide and have the following lengths: 377' of Fawn Meadow Lane, 820' of Meadowview Lane, 1674' of Buena Vista Drive, and 170' of Riverstone Drive.
- The western extent of the acceptance for Buena Vista Drive is the pavement joint 150' east of Vista Ridge Drive. The eastern extent of the acceptance for Buena Vista Drive is the pavement joint 200' west of Riverview Drive. The southern extent of the acceptance for Riverstone Drive is the pavement joint 170' south of Buena Vista Drive. Please see attached exhibit.

If you have any questions, please contact our office.

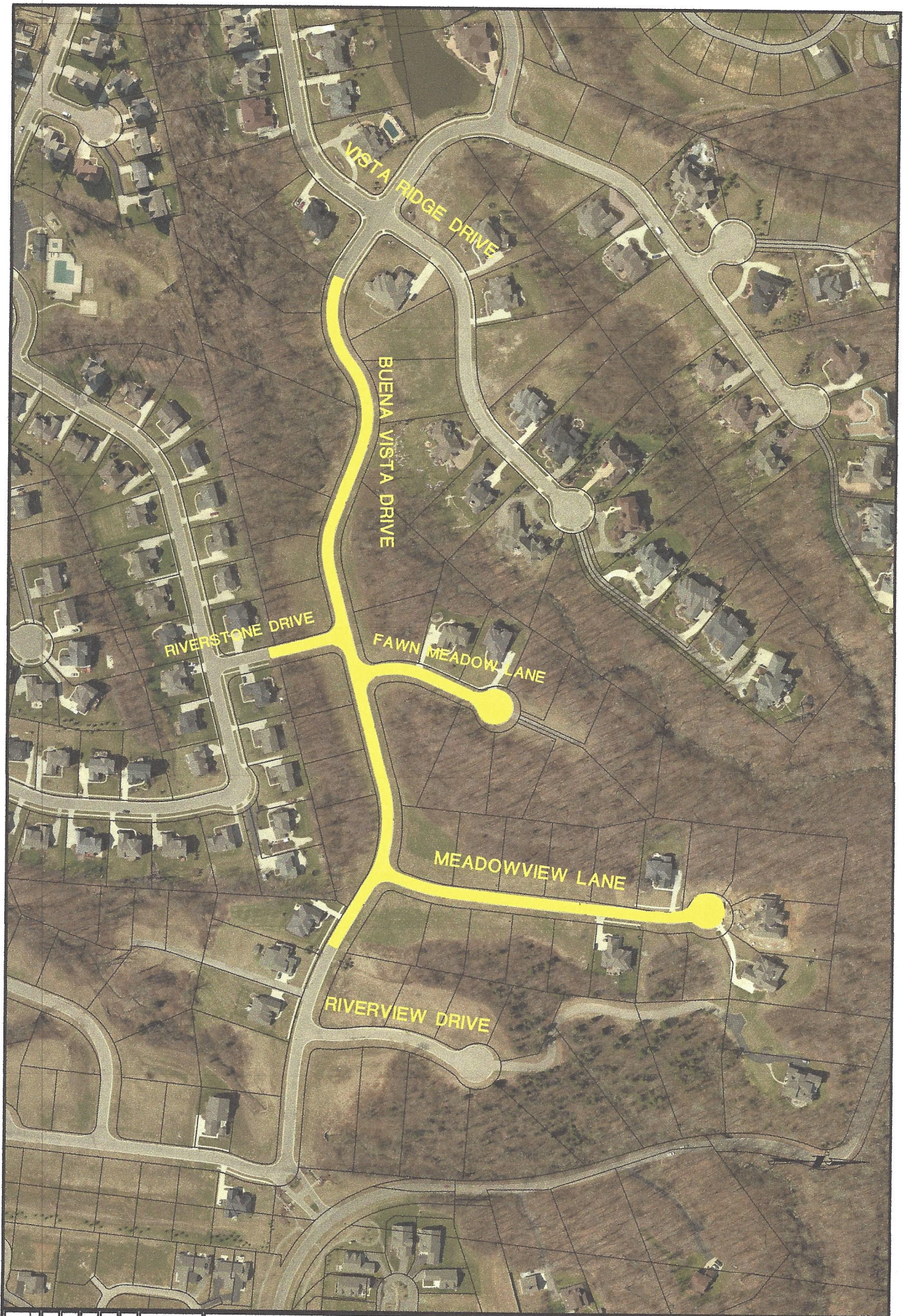
Sincerely,

Nicholas J. Selhorst
Project Manager

440 E. Hoewisher Road
Sidney, OH 45365
937-497-0200

203 W. Loveland Ave.
Loveland, OH 45140
513-239-8554

www.choiceoneengineering.com



1 of 1
SHEET NUMBER
DATE
07-08-15
PROJECT NO.
WARS E 411
CHECKED BY
NS
DRAWN BY
NS
FILE NAME

RESPONSE:

VISTA POINTE, SECTION 4 SUBDIVISION EXHIBIT

VILLAGE OF SOUTH LEBANON

440 E. HOEWISHER ROAD
SIDNEY, OHIO 45365
(937) 497-0200
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LOVELAND, OHIO 45140
(513) 232-8254



VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 14-6P, Acceptance and Dedication of Public Improvements for Woodknoll Section 2 Subdivision

DATE: September 14, 2015

On the agenda for September 14th meeting is a request of the Planning Commission to find that the public improvements for Woodknoll Section 2 Subdivision conform to South Lebanon's standards for construction of public improvements.

Background

On July 3, 2014, Woodknoll Section 2 Subdivision was recorded in the Warren County Recorder's Office. The original Developer, Mainstreame Homes, went into default and First National Bank assumed the role of developer with Beaver Creek Development acting on their behalf.

Code Analysis

Pursuant to Sec 15.20.7(6) Requirements for the Construction of Improvements, the Village,

through formal action by the Village Council, shall accept public improvements made by a developer which meet the following conditions:

- a. Said public improvements have been made in accordance with the requirements of these Regulations; and
- b. The design standards of these Regulations have been adhered to; and
- c. Installation of said public improvements has been completed according to the requirements of the Village of South Lebanon; and
- d. All final inspections required by these Regulations have been carried out by the Village and said public improvements were found to be acceptable by the Village Administrator upon the advice (if needed and requested) by an engineer acting in the service of the Village; and
- e. Accurate "as built" construction plans have been submitted by the subdivider to the Village and release from the posted Performance Bond has been granted; and
- f. The Planning Commission has found the subdivider to be in conformance with these Regulations.

Zoning Process

Before Council may accept public improvements for a subdivision, the Planning Commission shall issue a finding that the developer is in conformance with the aforementioned regulations a – e.

Staff Review

Choice One Engineering, the Village Engineer, provided construction inspection during the installation of the public improvements. Upon completion of the public improvements, Choice One issued a letter dated September 11, 2015, a copy of which accompanies this memorandum, which confirmed the satisfactory completion of the public improvements by the Developer. Moreover, First National Bank will be required to execute a Maintenance Agreement with the Village prior to dedication and acceptance by the Village Council which obligates the Developer for a period of one-year after the date of final acceptance and payment, to repair any defect in the work completed by the Contractor to complete the public improvements for the above subdivision due to improper materials and defective workmanship.

Recommendation

Staff recommends that the Planning Commission issue a finding to Council that they have found the public improvements in Vista Pointe at River's Bend, Section 4 Subdivision to be in conformance with the regulations listed in Sec 15.20.7(6) items a – e, subject to required Maintenance Bond requirements

Attachments

Choice One Acceptance Letter & Exhibit



September 11, 2015

Jerry Haddix
Village Administrator
Village of South Lebanon
99 High Street
South Lebanon, OH 45065

Dear Mr. Haddix:

Subject: Woodknoll Subdivision - Section 2
Punch List Completion and Acceptance

After field walking the above-mentioned project on September 2 and September 11, 2015 to inspect the completion of the final punch list items, it has been determined that the punch list work has been completed by the contractor/developer in a satisfactory manner.

- Towne has satisfactorily completed all punch list items pursuant to Sec 15.20.7(6)(a-d).
- The acceptance and dedication of the public improvements may now begin. The streets that are included in this acceptance are a portion of Mary Lane Extension, a portion of Pike Street, and a portion of Ilene Avenue.
- The accepted streets are 29' wide and have the following lengths: 642' of Mary Lane Extension, 440' of Pike Street, 150' of Ilene Avenue.
- The western extent of the acceptance for Mary Lane Extensions is the pavement joint at the east lot line of 776 Mary Lane Extension, and the eastern extent is the end of pavement just east of the culvert on the east side of lots 31 and 47. The northern extent of the acceptance of Pike Street is where Pike meets Mary Lane Extension, and the southern extent is the edge of pavement by the south lot line of lots 52 and 53. The western extent of the acceptance of Ilene Avenue is the pavement joint at the east lot line of 301 Ilene Avenue, and the eastern extent is where Ilene meets Pike Street. Please see attached exhibit.

If you have any questions, please contact our office.

Sincerely,

Nicholas J. Selhorst
Project Manager

440 E. Hoewisher Road
Sidney, OH 45365
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