

Village of **Waynesville**

PLANNING COMMISSION AGENDA

Tuesday, December 20, 2022 – 7:00 pm
1400 Lytle Road

- I. Call to Order
- II. Roll Call
- III. Disposition of Minutes of Previous Meetings
 - a. Minutes of March 1, 2022
 - b. Minutes of November 15, 2022
- IV. Old Business
- V. New Business
 - a. Lot Consolidation of the property at the corner of Route 42 and North St
 - b. Review of proposed property at the corner of Route 42 and North St
- VI. Next Planning Commission Meeting
- VII. Adjourn

November 15, 2022 - Planning Commission Meeting Notes

Tuesday, November 15, 2022

- Meeting called to order by Chad Bridgman at 7:01p. followed immediately by the Pledge of Allegiance.
 - Roll call: Robert Bowmen, Joette Dedden, Chad Bridgman, Zach Gallagher, Mike Logan, Travis Hatmaker, Sara Mills
 - Absent: Travis Hatmaker and Sara Mills
 - Roll call to accept the request of those absent motioned by Chad, second by Zack. Approved by all.
- Disposition of Minutes of Previous Meetings
 - Due to not having minutes from March 1st there was no vote on minutes
 - Chad Bridgman mentioned minutes would be approved at the next meeting and there was a small discussion around how soon minutes should be provided prior to a meeting.
- Old Business
 - None
- New Business
 - At 7:10p, there was no one in attendance to review the property at the corner of Route 42 and North St.
 - Chad Bridgman began the open discussion where board members had questions around the visibility of the documents and plans of the property. High level conversations around should there be a posting of order of operations on the website to better guide and prepare the Village residents for a Planning Commission Meeting.
 - Joette recommended the board allow time for the giving party representing the property to have until 7:30p in case there were timing issues.
- Next Planning Commission Meeting was not set at this time
- Adjourn
 - Chad motioned to adjourn at 7:30p, Second by Zach
 - Call for vote, all approved

March 1st, 2022

PLANNING COMMISSION MTG NOTES

Meeting called to order by Chad B. followed immediately by the Pledge of Allegiance.

Roll call: Robert B, Joette D, Chad B, Zach G, Mike L, Travis H.

Minutes from previous meeting approved by Joette D, 2nd by Zach G. All approved.

4. Old Business: Mike Morley 2740 Corwin Rd. Oregonia, OH 45054.

Give the 35' x 50' (section A, provided picture) to Lacy Sims (8104026) 956 Mead Rd. Bellbrook, OH 45305. All contingent upon County approval. Approved by Zach G, 2nd by Joette D. All approved.

5a. Split lot E. Danny McCloud 595 Old Stage Rd. Waynesville, OH 45068 (05012760010). Approved by Zach G. 2nd by Travis H. All approved.

5b. Combine 3 tracts to 1. Tract A and 2 other unnamed tracts on corner of Marvin Ln. & North St. Project # 21-11856 provided by King-Hasselbring Accoc. Approved by Travis H, 2nd by Joette D. All approved.

5b2. Phil & Jodee Ball 5337 Lytle Rd. Waynesville, OH 45068. Presented a building proposal on the lot in 5b. Informed them they need to see the Village Manager and then come back to Planning commission.

5c. Jerry Hoffman 6990 St. Rt. 48 Springboro, OH 45066. Wants to develop the empty lot on corner of 73 & 42, across from Dominoes pizza. All in a flood plain now. A lot of questions need to be addressed and answered before the planning commission can proceed.

Need letter from Corp of Eng.

Soil samples needed, yes or no?

Water table from Choice 1.

Well heads?

Aaron Rourke 5349 Wilmington Rd. Mather's Mill OH 45054. Presented some "unofficial" information on the floodplain issue and what parties will have interest in this project.

Ron Hoffman 1332 E. Lower Springboro Rd. Lebanon, OH 45036. Presented some more information about the lot. All informed, needed a lot more information. Motion to table 5c by Zach G. 2nd by Rob B.

Motion to adjourn the meeting by Chad B, 2nd by Travis H. 8:40pm.

AREA	ACRES
0.0357	0.0357
0.1296	0.1296
0.1342	0.1342
0.2330	0.2330
0.5325	0.5325
TOTAL AREA:	0.5325

AREA TABLE (ACRES)	AREA
09-06-227-024	0.2330
09-06-227-025	0.0357
09-06-227-026	0.1296
09-06-227-026	0.1342
TOTAL AREA:	0.5325

DEED OF RECORD
O.R. 2006, PG. 945

DEDICATED
R/W

VOLUME _____ **PLAT NO.** _____
 WARREN COUNTY ENGINEERS'
 RECORD OF LAND SURVEYS
 REQUIREMENT ACCESS APPROVAL
 GRANTED _____ NOT APPLICABLE _____



- LEGEND**
- STANDARD SURVEYING SYMBOLS THAT MAY VARY BY JURISDICTION
 - APPROVAL OF THIS DRAWING
 - IP POUND-5/8"
 - IP POUND-1/8"
 - IP SET - 9/8"
 - IP SET - 7/8"
 - IRON PIPE POUND
 - PK POUND
 - MAJ NAIL SET
 - RR SPIKE SET
 - RR SPIKE SET
 - CONG. MON. POUND
 - HEAD & TACK SET
 - CROSS MOTOR SET
 - BEVGE MARK
 - SET LAYER

A OSAGE DEVELOPMENTS, LLC
 O.R. 2006, PG. 945
 (PT. OF OUT LOT 1, 17,350 SQ.FT.)
 09-06-227-024
 09-06-227-025

B SHERYL L. TURNER &
 JAMES B. TURNER
 DCC. NO. 2014-003787
 (PT. OF OUT LOT 1, 5,846 SQ.FT.)
 AUDITOR'S PARCEL: 09-06-227-026
 SURVEY: ORIG. PLAT OF WAYNESVILLE
 TRANSCRIBED RECORD 1, PG. 314

DEED RECORDS AS SHOWN ON PLAT ARE
 SOURCE DOCUMENTS.
 OCCUPATION IN GENERAL FITS SURVEY,
 ALL MONUMENTS ARE IN GOOD CONDITION,
 OTHER SOURCE DOCUMENTS:
 1. DEED OF RECORD: O.R. 2006, PG. 945
 2. SURVEY OF RECORD: SR 155-81

CONSOLIDATION PLAT

SITUATED IN
 SECTION 6, TOWN 4, RANGE 4
 WAYNE TOWNSHIP
 VILLAGE OF WAYNESVILLE
 WARREN COUNTY, OHIO
 PART OF OUT LOT ONE (1)
 ORIGINAL PLAT OF THE VILLAGE OF WAYNESVILLE
 TRANSCRIBED RECORD 1, PAGE 314

KING HASSELBRING & ASSOC.
 CIVIL ENGINEERS • LAND SURVEYORS
 8820 KAYCONKOR ROAD, SUITE 218
 CINCINNATI, OHIO 45242
 TELEPHONE: (513) 982-3800 • FACSIMILE: (513) 788-7867
 www.king-hasselbring.com

SHAWN HAMILTON
 114 & 172 NORTH STREET
 WAYNESVILLE, OHIO 45068

APPROVED BY: L. T. K.	PROJECT NO. 21-11856	DATE: 1/13/2022
SCALE AS SHOWN	DRAWN BY: HAMILTON_CJ.DWG	DRAWN BY: NORLOH

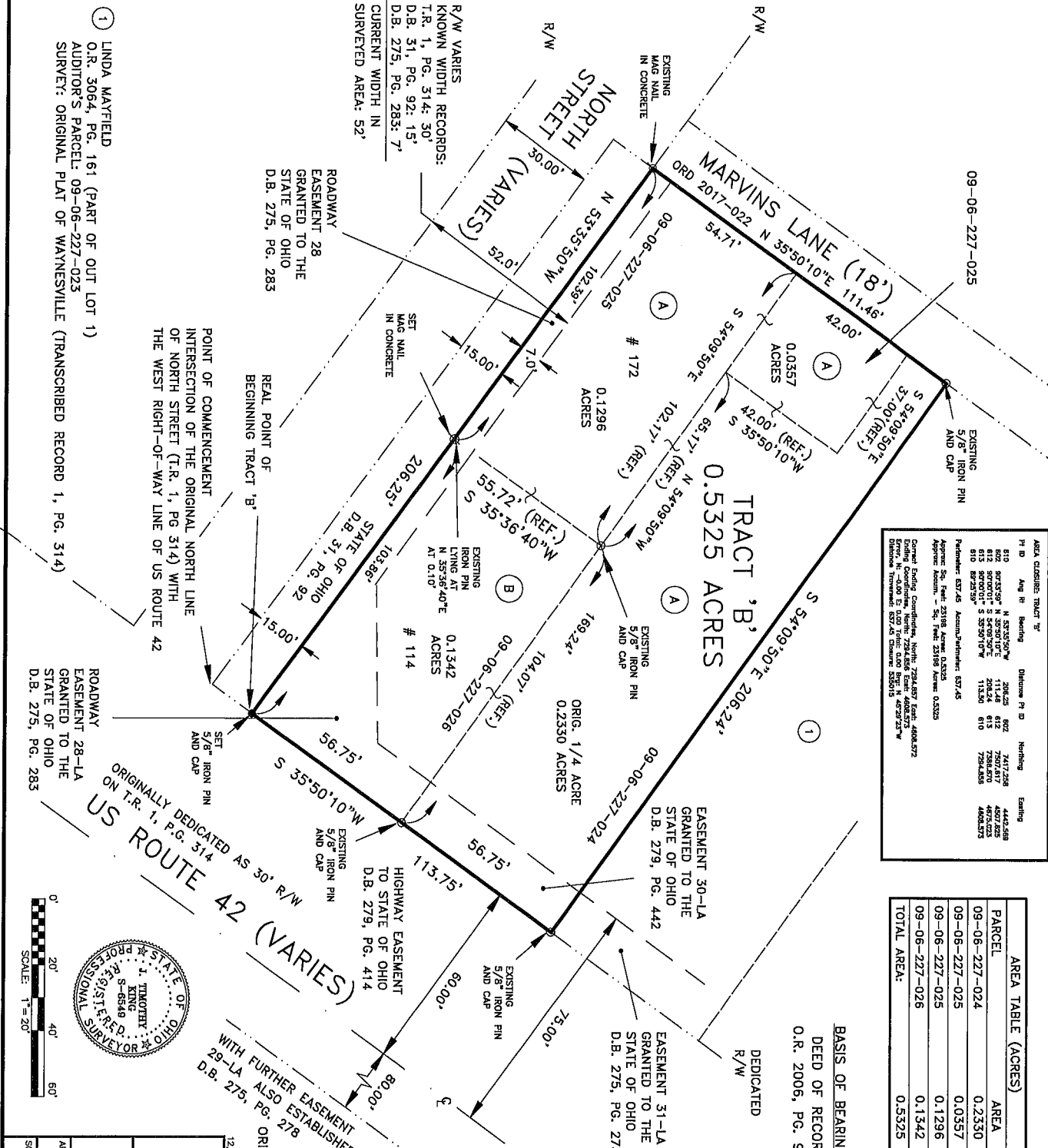


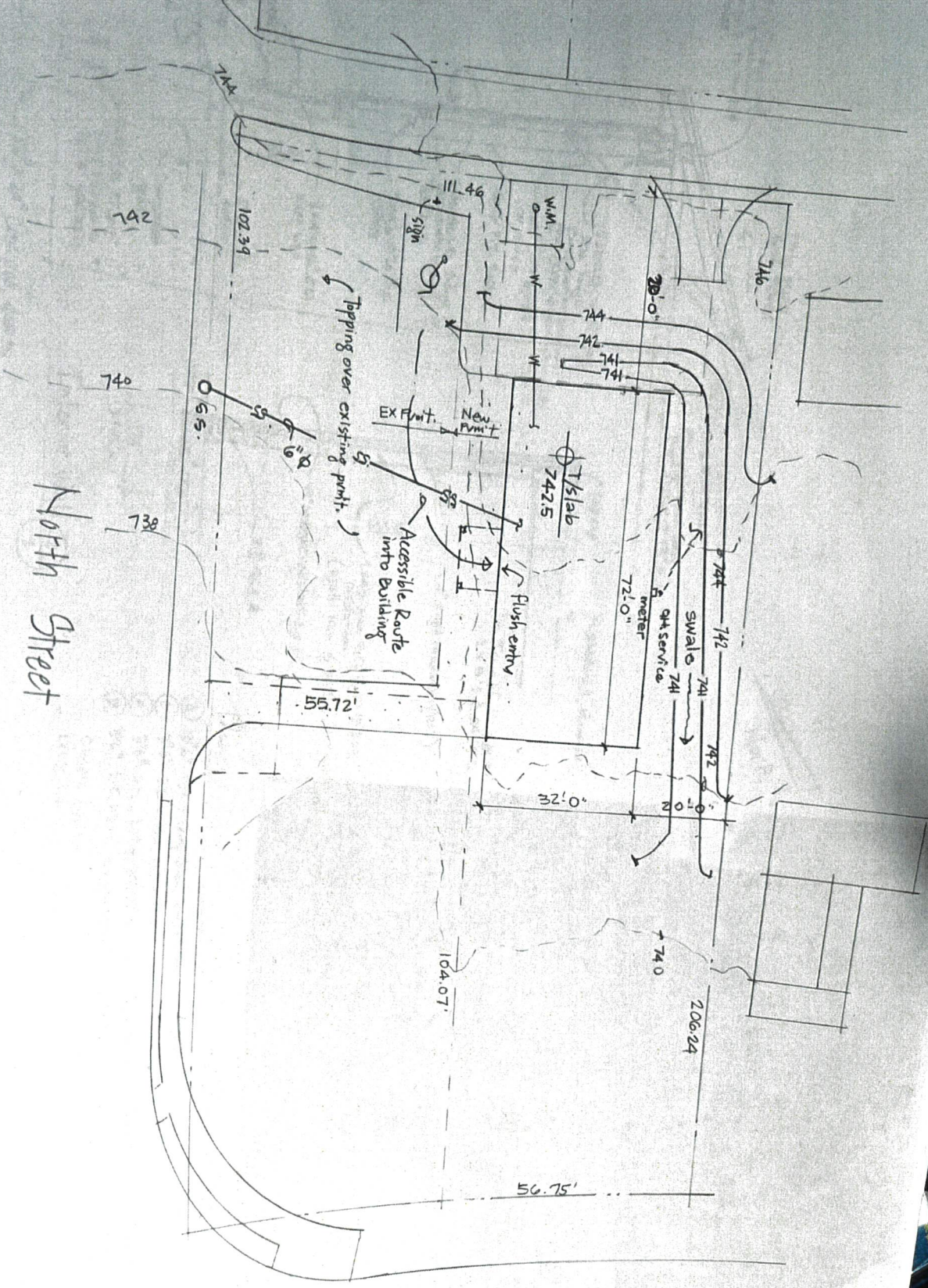
US ROUTE 42 (VARIES)
 ORIGINALLY DEDICATED AS 30' R/W
 ON T.R. 1, PG. 314

ROADWAY
 EASEMENT 28-1A
 GRANTED TO THE
 STATE OF OHIO
 D.B. 275, PG. 283

WITH FURTHER EASEMENT
 28-1A ALSO ESTABLISHED
 D.B. 275, PG. 278

1 LINDA MAYFIELD
 O.R. 3064, PG. 161 (PART OF OUT LOT 1)
 AUDITOR'S PARCEL: 09-06-227-023
 SURVEY: ORIGINAL PLAT OF WAYNESVILLE (TRANSCRIBED RECORD 1, PG. 314)



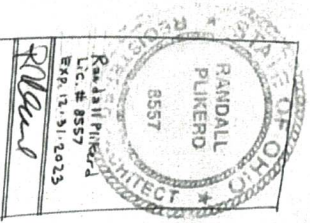


North Street

S.R. 42

1:1/2
 Proposed Building for:
 Eagle Eye Home Inspections

Randall Plikerd, architect
 2870 Harris Place
 Norwood, Ohio 45212
 513-307-3544





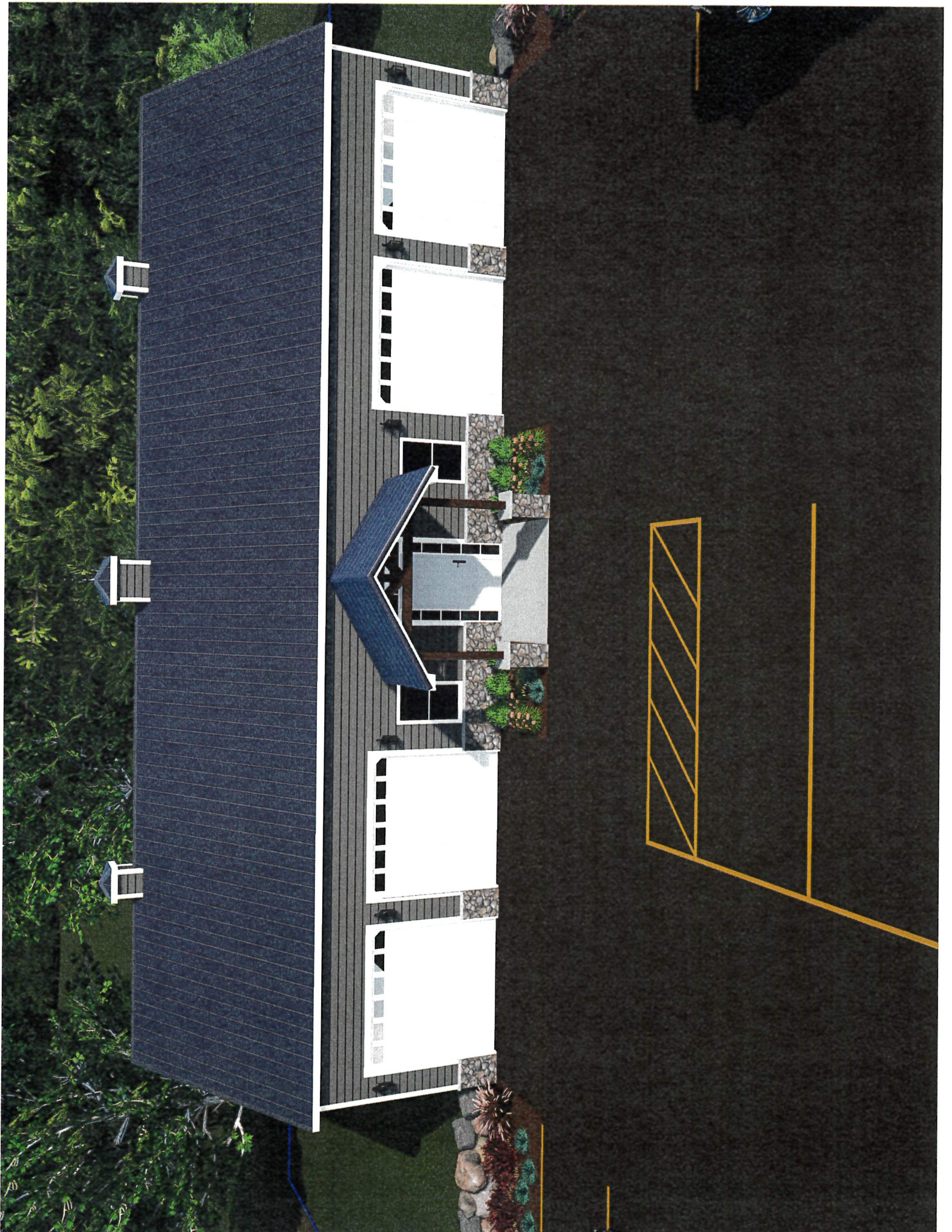


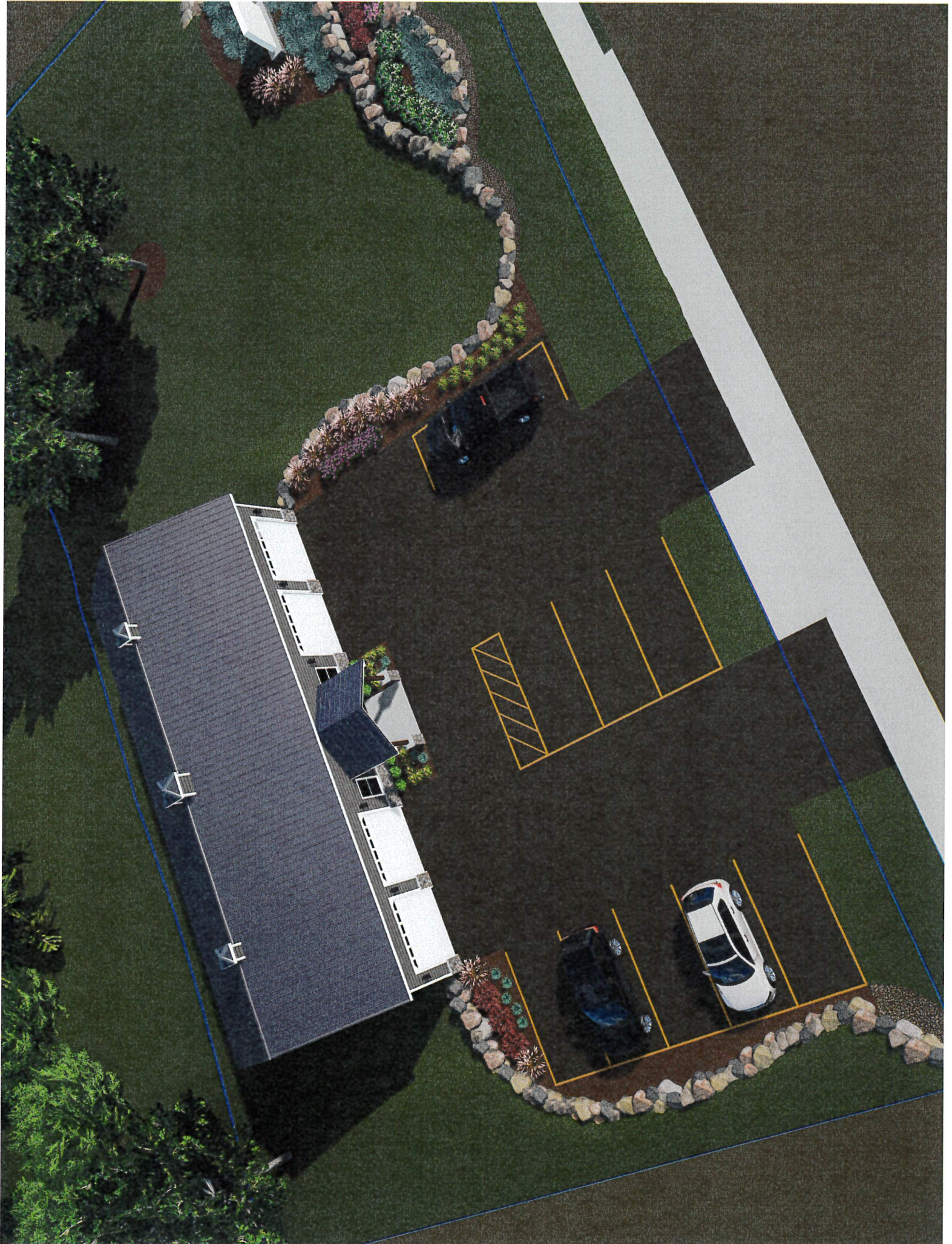


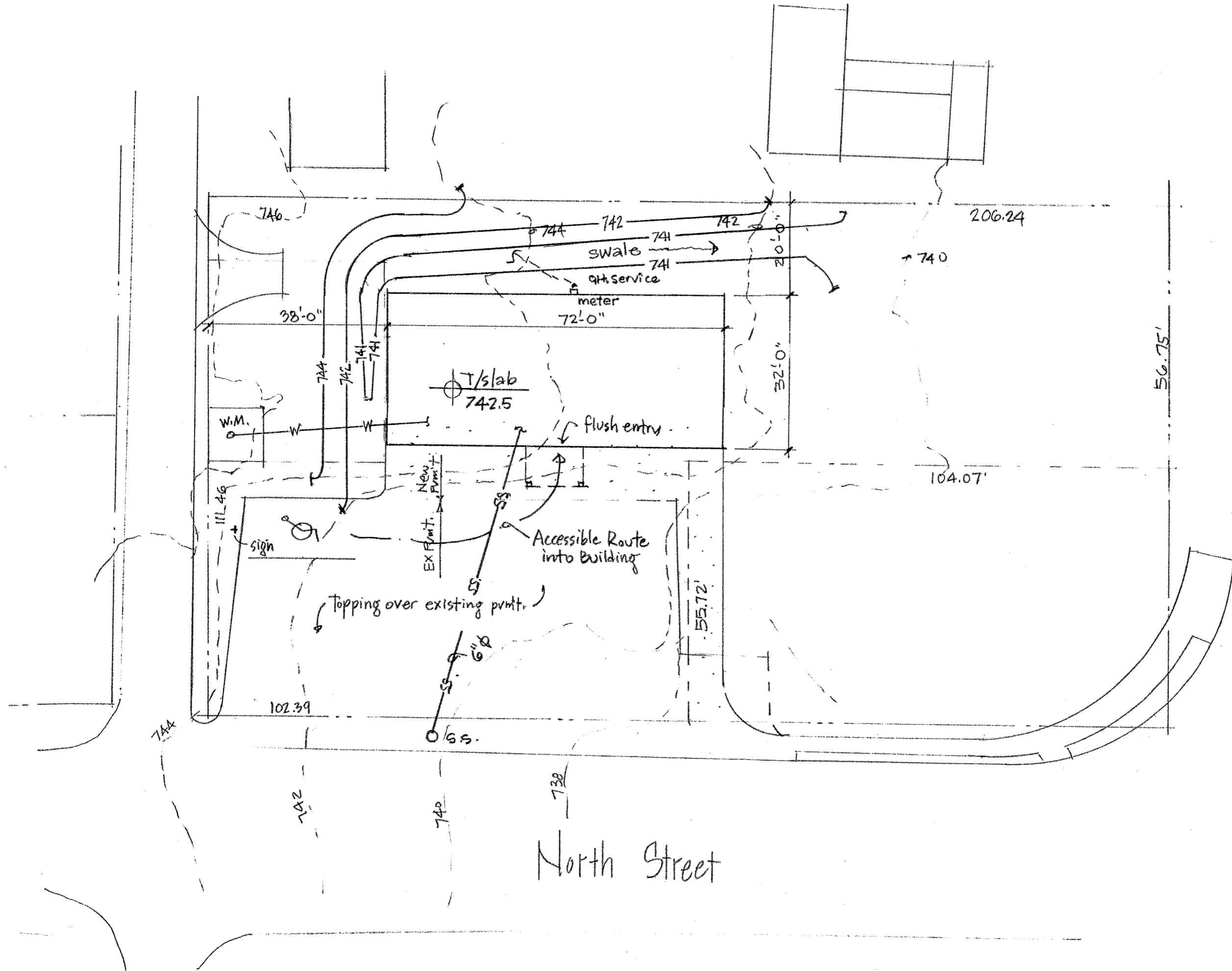




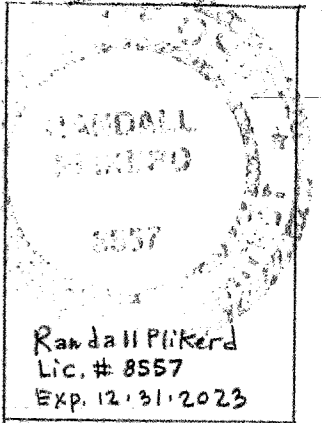








S.R. 42

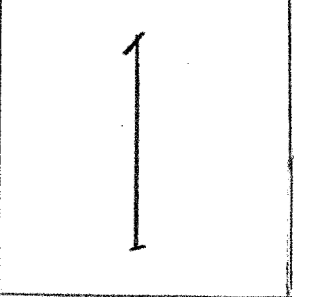


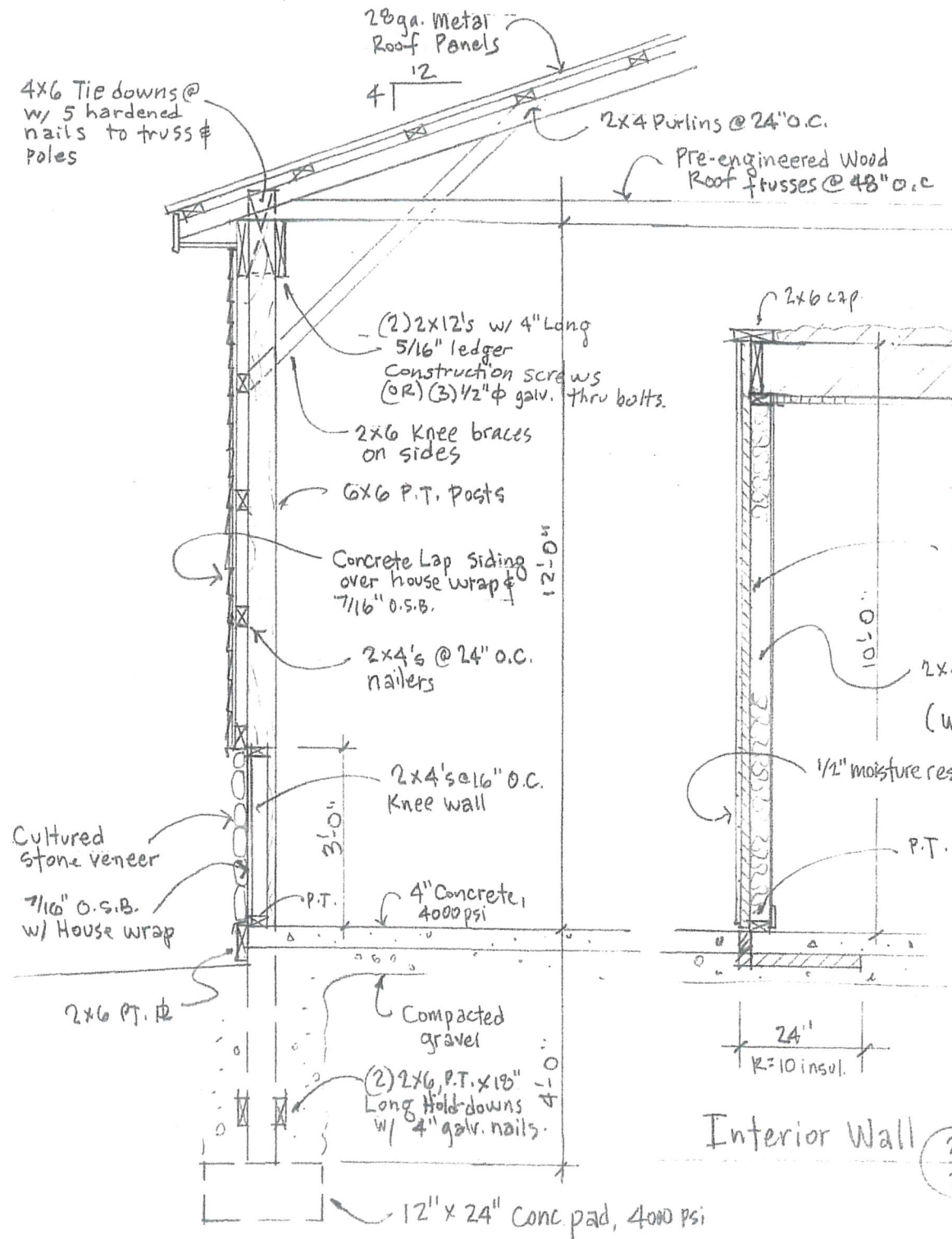
R. Plikerd

Randall Plikerd, architect
 2870 Harris Place
 Norwood, Ohio 45212
 513-307-3544

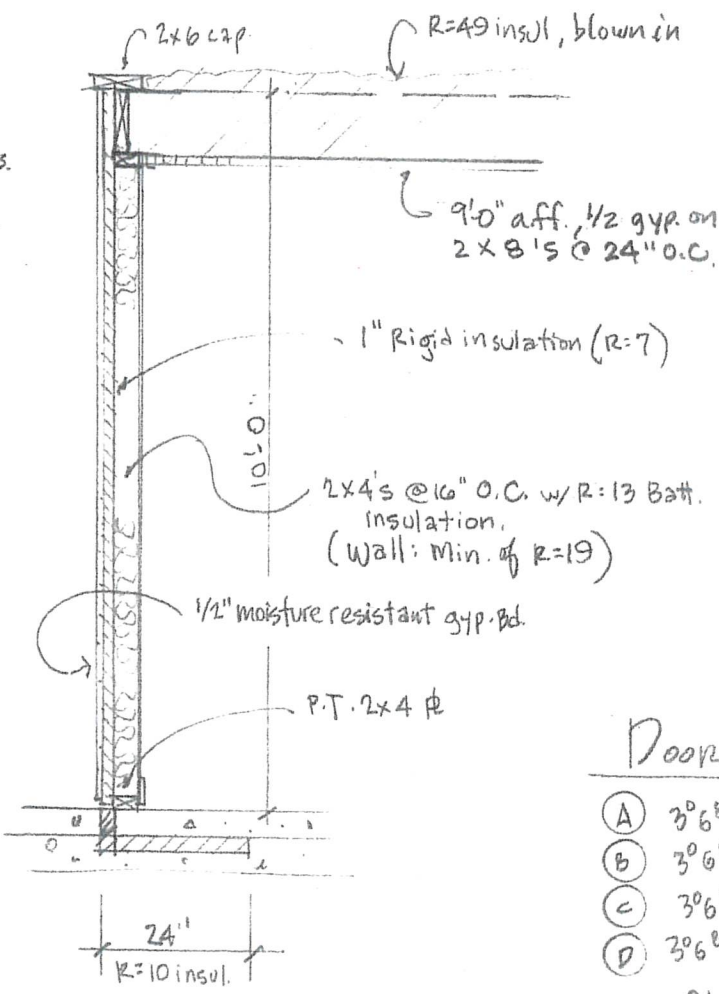
Proposed Building for:
 Eagle Eye Home Inspections

11.12.2022

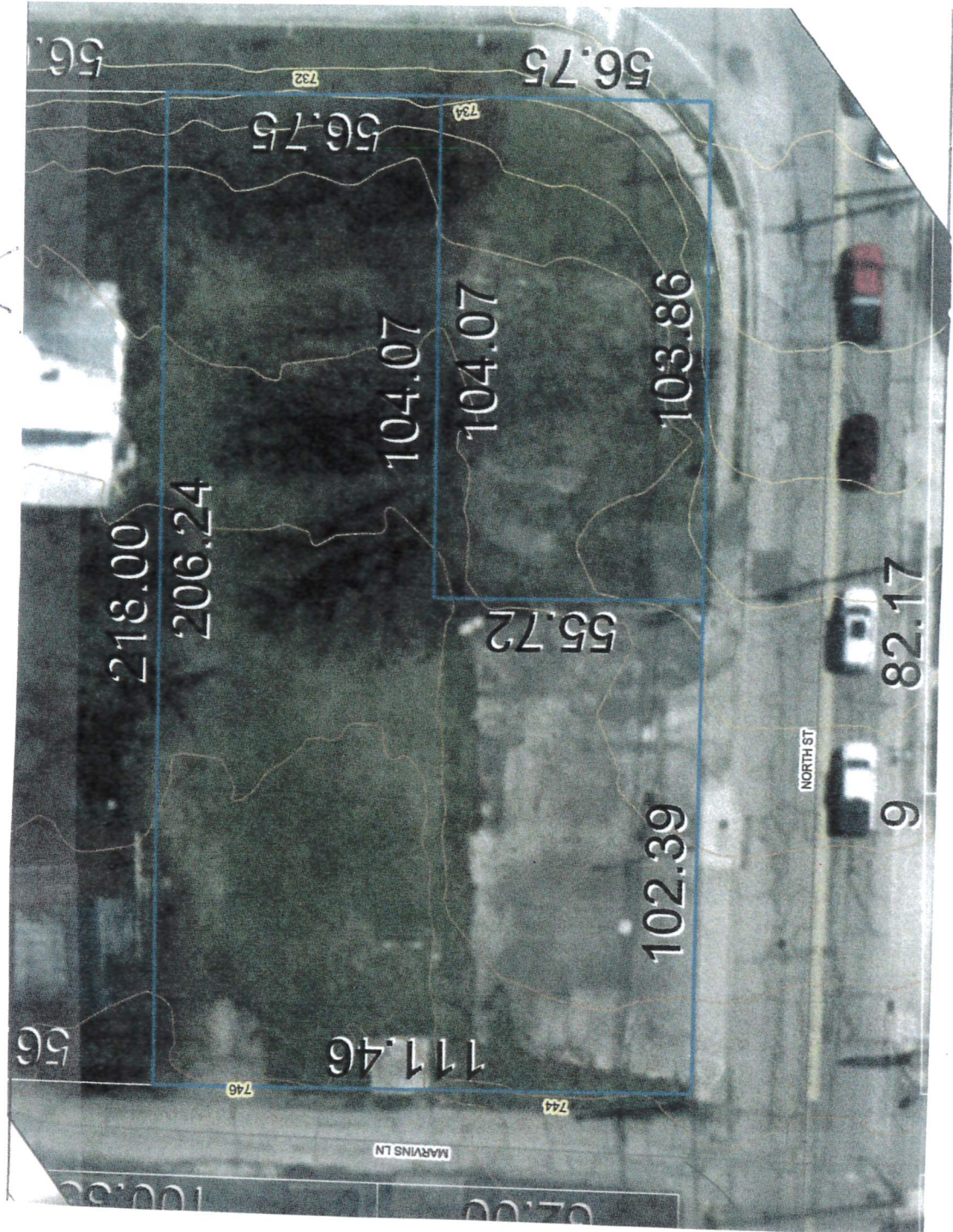




Section 7/8" = 1'-0" 1
2



Interior Wall 2
2



Doors

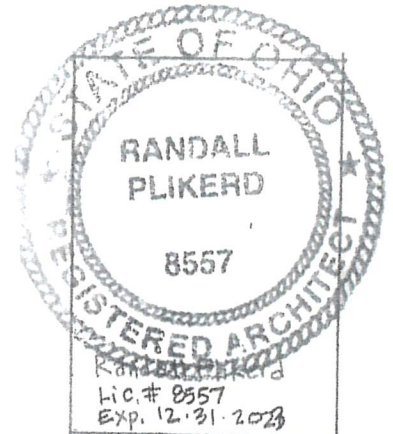
- (A) 3'6" H.M. & Temp Glass, Entry Lock
 - (B) 3'6" S.C. Wood, office lockset
 - (C) 3'6" H.M., Entry lockset
 - (D) 3'6" S.C. Wood, privacy Lock
- ... Closers, typical
... Lever handles, typical

Code Information

- 2017 OBC/OMC
 - Use Group: B
 - Construction Type: 5-B
 - 2304 sf.
 - Occupants: 12
 - Shop areas not conditioned
- * Sub division provides storm water design

Design Loads:

- 1500 PSF Soil Bearing Pressure
- 115 MPH wind load
- 25 lb. Ground/Snow

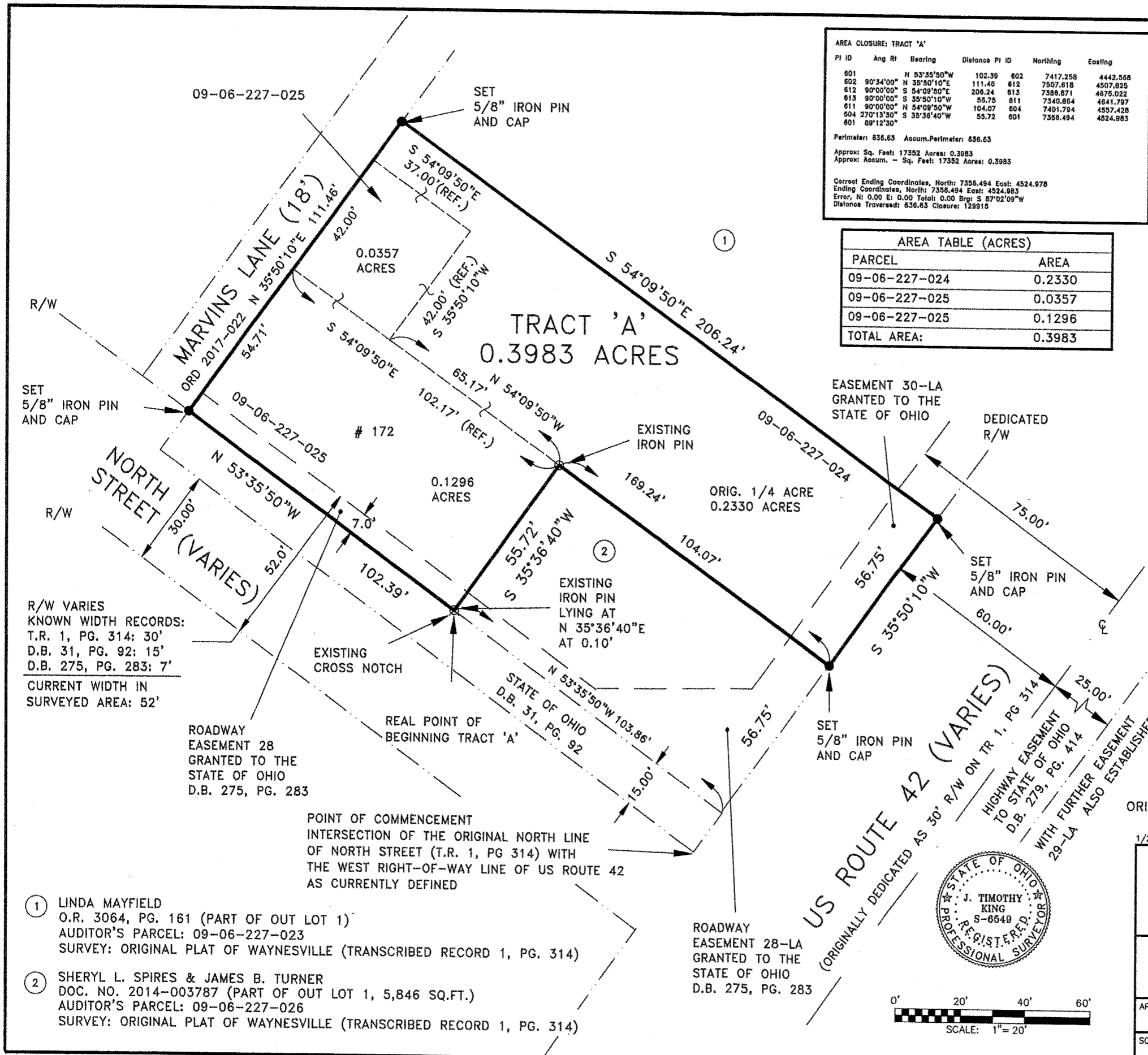


Allen
Randall Plikerd, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

Proposed Building for:
Eagle Eye Home Inspections/
Shawn Hamilton

11-12-2022

2



AREA CLOSURE: TRACT 'A'

PI ID	Ang Rt	Bearing	Distance	PI ID	Northing	Easting
601		N 53°35'50"W	102.39	602	7417.258	4442.568
602		N 35°50'10"E	111.46	612	7507.818	4507.825
612		S 54°09'50"E	206.24	613	7386.871	4875.022
613		S 35°50'10"W	55.75	611	7340.864	4641.797
611		N 54°09'50"W	104.07	604	7401.794	4557.428
604		S 35°36'40"W	55.72	601	7358.494	4524.983
601		89°12'30"				

Perimeter: 836.63 Acum.Perimeter: 636.63
 Approx. Sq. Feet: 17552 Acres: 0.3983
 Approx. Acum. - Sq. Feet: 17552 Acres: 0.3983

Correct Ending Coordinates, North: 7358.494 East: 4524.978
 Ending Coordinates, North: 7358.494 East: 4524.983
 Error, N: 0.00 E: 0.00 Total: 0.00 Brg: S 87°02'09"W
 Distance Traversed: 636.63 Closure: 129915

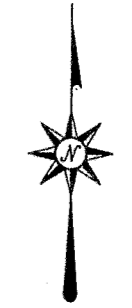
AREA TABLE (ACRES)

PARCEL	AREA
09-06-227-024	0.2330
09-06-227-025	0.0357
09-06-227-025	0.1296
TOTAL AREA:	0.3983

VOLUME _____ PLAT NO. _____
 WARREN COUNTY ENGINEER'S
 RECORD OF LAND SURVEYS

PRELIMINARY ACCESS APPROVAL:
 _____ GRANTED _____ NOT APPLICABLE

NEIL F. TUNISON P.E., P.S.
 WARREN COUNTY ENGINEER



BASIS OF BEARINGS:
 DEED OF RECORD
 O.R. 2006, PG. 945

- LEGEND**
 STANDARD SYMBOLS THAT MAY APPEAR ON THIS DRAWING:
- IP FOUND-6/8"
 - ⊙ IP FOUND-1"
 - IP SET - 5/8"
 - ⊙ IP SET - 1"
 - * IRON PIPE FOUND
 - ⊙ PK FOUND
 - ⊙ MAG NAIL SET
 - ⊙ RR SPIKE FOUND
 - ⊙ RR SPIKE SET
 - ⊙ CONC. MON. FOUND
 - ⊙ HUB & TACK SET
 - ⊙ STONE FOUND
 - ⊙ CROSS NOTCH SET
 - ⊙ BENCH MARK
 - ⊙ SET LATH

OSAGE DEVELOPMENTS, LLC
 O.R. 2006, PG. 945
 09-06-227-024
 09-06-227-025

DEED RECORDS AS SHOWN ON PLAT ARE SOURCE DOCUMENTS.
 OCCUPATION IN GENERAL FITS SURVEY. ALL MONUMENTS ARE IN GOOD CONDITION.
 OTHER SOURCE DOCUMENTS:
 1. DEED OF RECORD: O.R. 2006, PG. 945

CONSOLIDATION PLAT
 SITUATED IN
 SECTION 6, TOWN 4, RANGE 4
 WAYNE TOWNSHIP
 VILLAGE OF WAYNESVILLE
 WARREN COUNTY, OHIO
 AND ALSO BEING
 PART OF OUT LOT ONE (1)
 ORIGINAL PLAT OF THE VILLAGE OF WAYNESVILLE
 TRANSCRIBED RECORD 1, PAGE 314

1/25/2022 21-11856

KING HASSELBRING & ASSOC.
 CIVIL ENGINEERS • LAND SURVEYORS
 9200 MONTGOMERY ROAD, SUITE 21B
 CINCINNATI, OHIO 45242
 TELEPHONE: (613) 932-3806 • FACSIMILE: (613) 793-7867
 www.king-hasselbring.com

OSAGE DEVELOPMENTS, LLC
 172 NORTH STREET
 WAYNESVILLE, OHIO 45068

APPROVED BY: J. T. K.	PROJECT No. 21-11856	DATE: 1/13/2022
SCALE: AS SHOWN	FOLEY_NORTH.CRD FOLEY_NORTH_C.DWG	DRAWN BY: NORDLOH

- ① LINDA MAYFIELD
 O.R. 3064, PG. 161 (PART OF OUT LOT 1)
 AUDITOR'S PARCEL: 09-06-227-023
 SURVEY: ORIGINAL PLAT OF WAYNESVILLE (TRANSCRIBED RECORD 1, PG. 314)
- ② SHERYL L. SPIRES & JAMES B. TURNER
 DOC. NO. 2014-003787 (PART OF OUT LOT 1, 5,846 SQ.FT.)
 AUDITOR'S PARCEL: 09-06-227-026
 SURVEY: ORIGINAL PLAT OF WAYNESVILLE (TRANSCRIBED RECORD 1, PG. 314)

US ROUTE 42 (VARIES)
 (ORIGINALLY DEDICATED AS 30' R/W ON TR 1, PG 314
 HIGHWAY EASEMENT TO STATE OF OHIO D.B. 279, PG. 414
 WITH FURTHER EASEMENT 29-LA ALSO ESTABLISHED

ROADWAY EASEMENT 28-GRANTED TO THE STATE OF OHIO D.B. 275, PG. 283

ROADWAY EASEMENT 28-LA GRANTED TO THE STATE OF OHIO D.B. 275, PG. 283

STATE OF OHIO REGISTERED PROFESSIONAL SURVEYOR
 J. TIMOTHY KING
 S-8549

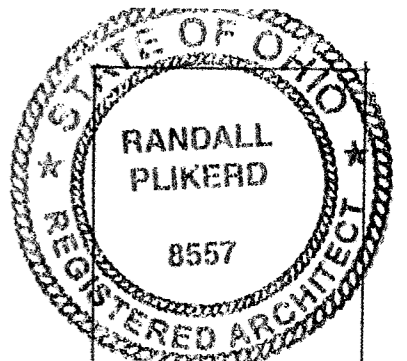
SCALE: 1"=20'

R/W VARIES
 KNOWN WIDTH RECORDS:
 T.R. 1, PG. 314: 30'
 D.B. 31, PG. 92: 15'
 D.B. 275, PG. 283: 7'
 CURRENT WIDTH IN SURVEYED AREA: 52'

ROADWAY EASEMENT 28 GRANTED TO THE STATE OF OHIO D.B. 275, PG. 283

POINT OF COMMENCEMENT INTERSECTION OF THE ORIGINAL NORTH LINE OF NORTH STREET (T.R. 1, PG 314) WITH THE WEST RIGHT-OF-WAY LINE OF US ROUTE 42 AS CURRENTLY DEFINED

ROADWAY EASEMENT 28-LA GRANTED TO THE STATE OF OHIO D.B. 275, PG. 283



Randall Plikerd
Lic. # 8557
Exp. 12.31.2022

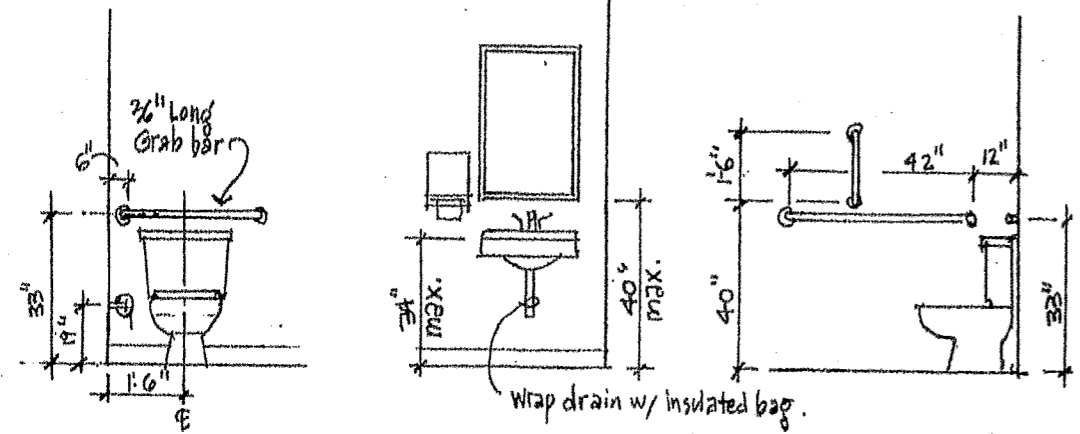
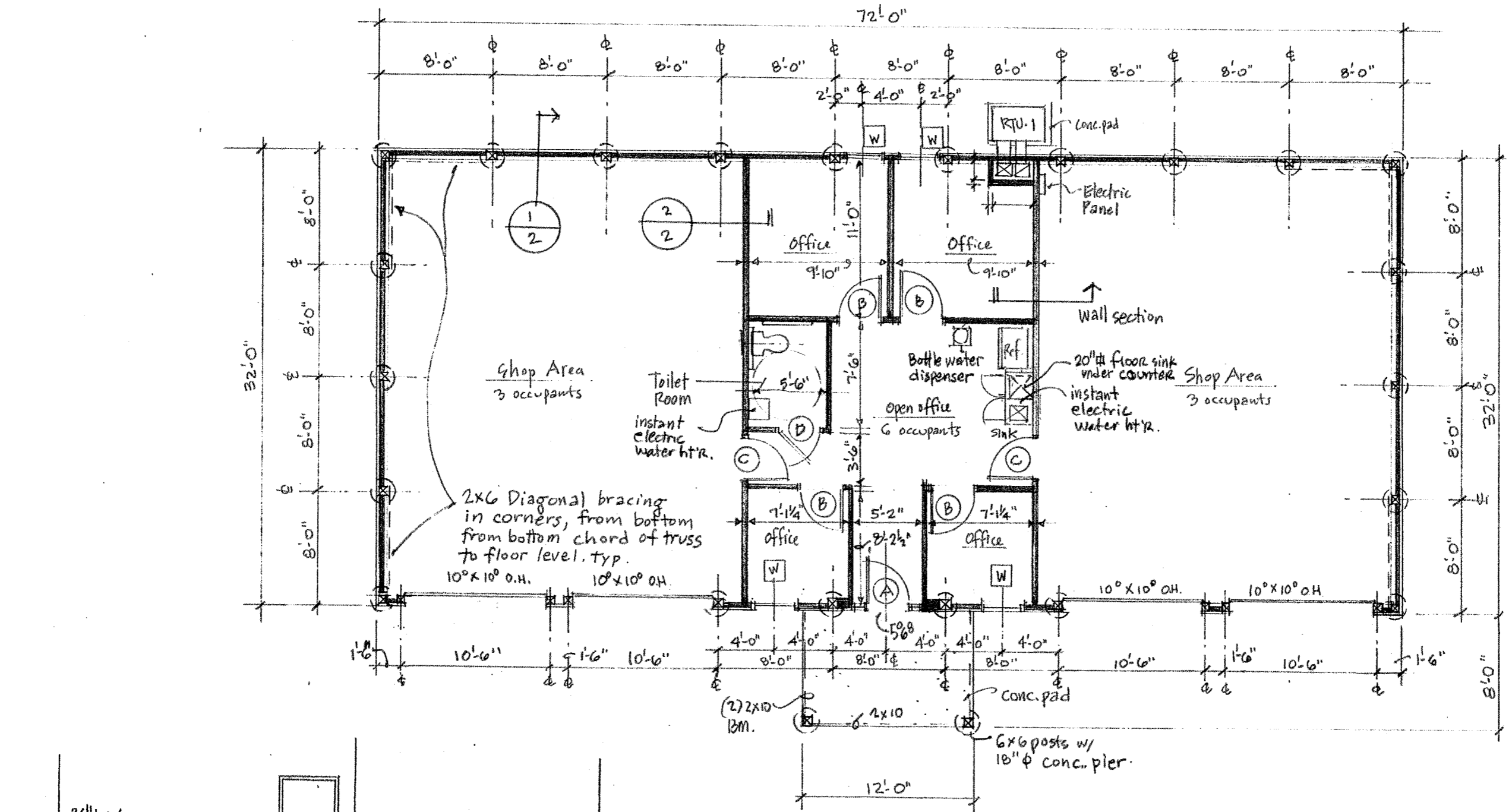
Allen

Randall Plikerd, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

Proposed Building for:
Eagle Eye Home Inspections/
Shawn Hamilton

11.12.2022

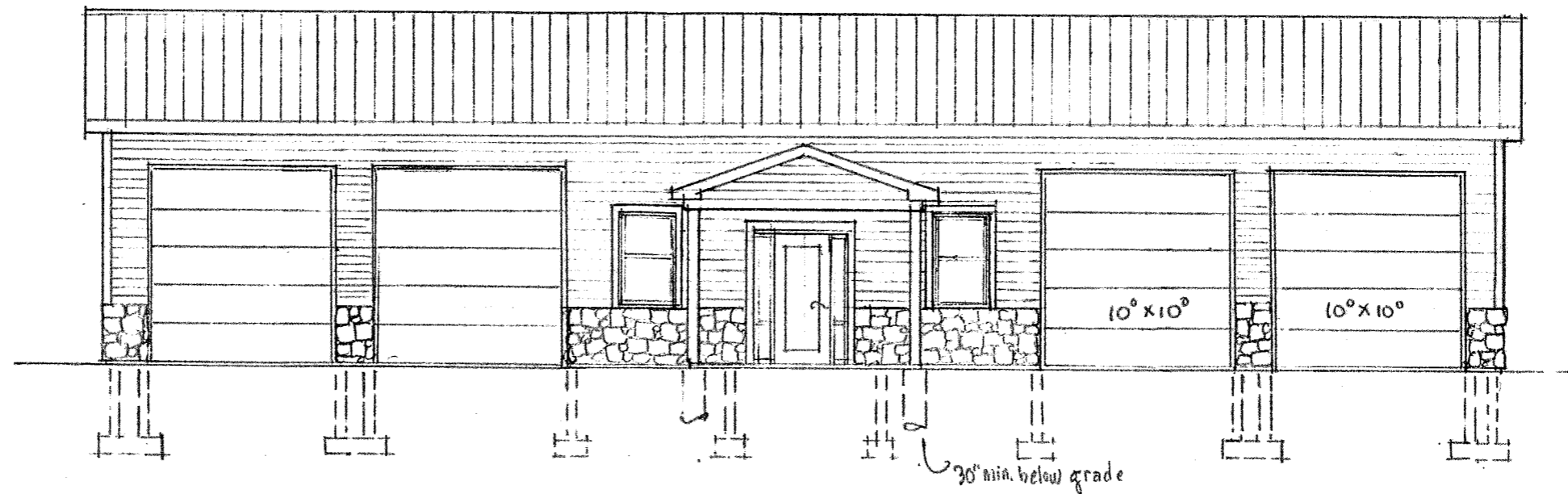
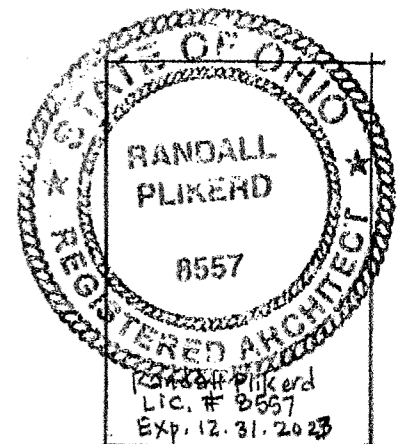
3



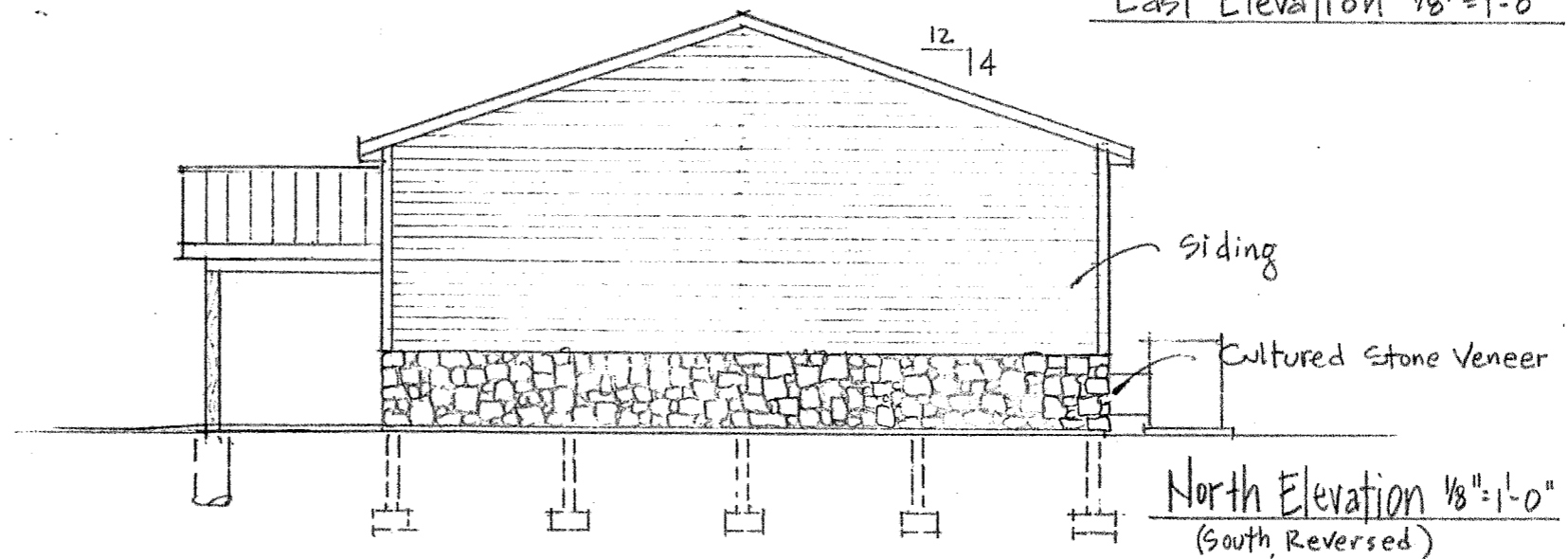
Floor Plan 1/8" = 1'-0"

Grab bars @ Handicap toilet Room

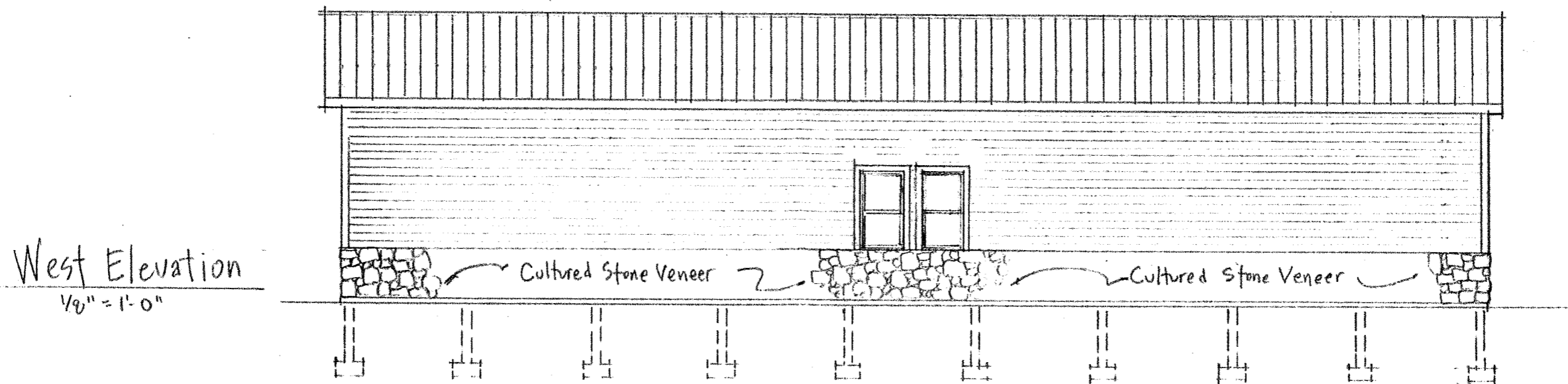
$\square W$ = 3'-0" x 5'-0" D.H. window, typ.



East Elevation 1/8" = 1'-0"



North Elevation 1/8" = 1'-0"
(South, Reversed)



West Elevation
1/8" = 1'-0"

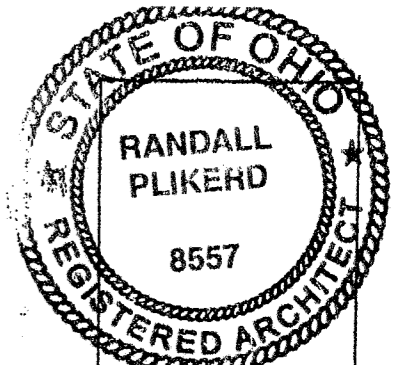
RPL

Randall Plikerd, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

Proposed Building for:
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Shawn Hamilton

11.12.2022

4



Randall Plikerd
Lic. # 8557
Exp. 12.31.2023

Allen

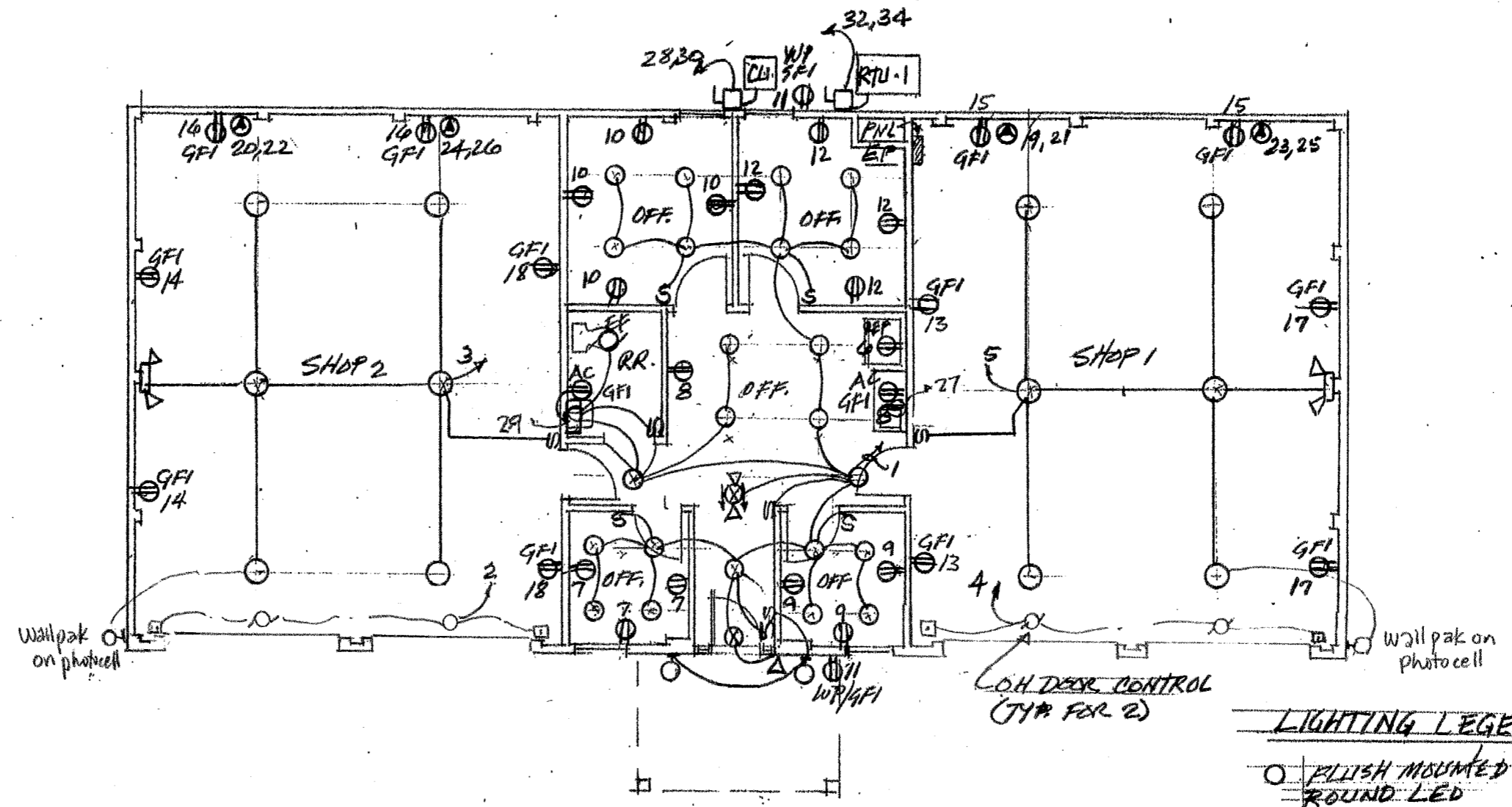
Randall Plikerd, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

Proposed Building for:
Eagle Eye Home Inspections/
Shawn Hamilton

11.12.2021

E-1

OF 2



- NOTES:**
1. ALL WIRING SHALL BE NEW AND INSTALLED PER LATEST EDITION OF THE NATIONAL ELECTRICAL CODE.
 2. ALL ELECTRICAL DEVICES SHALL BE NEW.
 3. SEE PANEL SCHEDULE AND POWER RISER DIAGRAM ON DRAWING E2.

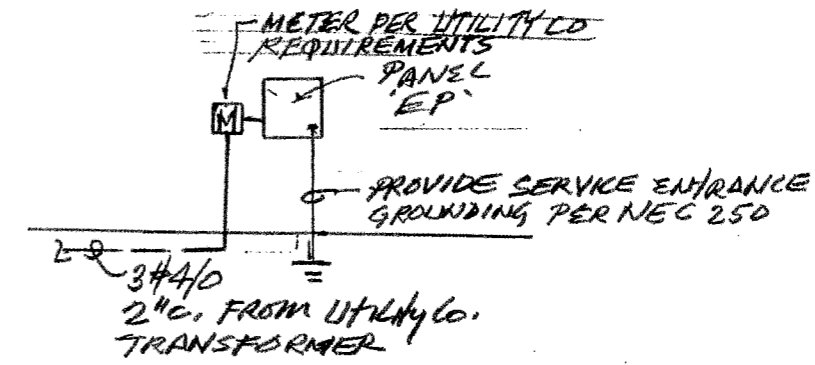
- LIGHTING LEGEND**
- PLISH MOUNTED 6" ROUND LED LITHONIA WFG SERIES OR EQUAL
 - ⊙ HI-BAY LED LITHONIA LFD SERIES OR EQUAL.
 - LED WALL PACK FIXTURE (BY OWNER)
 - ⊗ EXIT SIGN LED TYPE 4" ADJUSTABLE RM HEAD W/ BATTERY PACK
 - ▲ DUAL-HEAD EMERGENCY FIXTURE W/ BATTERY PACK
 - ▭ WALL MTD LED MTD ABOVE MIRROR IN RR.

LOCATION: SEE PLANS
 MFG: SQUARE D OR EQUAL
 TYPE:
 TYPE OF MAINS: 225 A. W/ 225 A. MAIN BRKR
 FEEDER: 3#4/0, 1#4G, 2" G.

NOTE: — 120/240 Volt 1PH 3W. S.N.
 AIC RATING: —
 GROUND BUS: COPPER
 MOUNTING: SURFACE
 FED FROM: UTILITY Co. XEHR

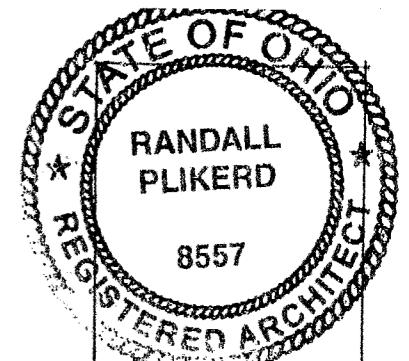
	SERVICE DESCRIPTION	OIR WATTS	BRKR		LOAD		BRKR		OIR WATTS	SERVICE DESCRIPTION			
			A	P	A	B	P	A					
1	LTY. OFF. AREA	1500	20	1	2700			120	1200	OVERHEAD DOOR	2		
3	LTY SHOP AREA	1200	20	1		2400		120	1200	OVERHEAD DOOR	4		
5	LTY SHOP AREA	1200	20	1	2000			120	800	REFRIG.	6		
7	RECEPTS OFFICE	540	20	1		940		120	400	RECEPTS OFFICE	8		
9	RECEPTS OFFICE	540	20	1	1260			120	920	RECEPTS OFFICE	10		
11	RECEPTS EXTEN DR	1080	20	1		1800		120	920	RECEPTS OFFICE	12		
13	RECEPTS SHOP 1	500	20	1	1000			120	500	RECEPTS SHOP 2	14		
15	RECEPTS SHOP 1	500	20	1		1000		120	500	RECEPTS SHOP 2	16		
17	RECEPTS SHOP 1	500	20	1	1000			120	500	RECEPTS SHOP 2	18		
19	RECEPT SHOP 1	1600	20	2		3200		220	1600	RECEPT SHOP 2	20		
21		1600			3200				1600		22		
23	RECEPT SHOP 1	1600	20	2		3200		220	1600	RECEPT SHOP 2	24		
25		1600			3200				1600		26		
27	WATER HTR	1600	20	1		4500		220	2250	CONDENSING UNIT	28		
29	water HTR	1600	20	1	4500				2250	#10 WIRE	30		
31	SPARE	-	20	1		2500		240	2500	RFLI-1	32		
33	SPARE	-	20	1	2500				2500		34		
35	SPARE	-	20	1				120	-	SPARE	36		
37	SPACE	-	-	-				-	-	SPACE	38		
39		-	-	-				-	-		40		
41		-	-	-				-	-		42		
PHASE TOTALS:			2/360		1/9540								
TOTAL WATTS:			40,900									TOTAL AMPS:	170

NOTE: 170 AMPS IS BEFORE ANY DEMAND FACTORS APPLIED.



POWER RISER DIAGRAM

NOT TO SCALE
 USE 3#300MMCM IF ALUMINUM WIRE IS USED FOR SERVICE ENTRANCE FEEDER.



Randall Plikerd
 Lic. # 8557
 Exp. 12-31-2023

Plikerd

Randall Plikerd, architect
 2870 Harris Place
 Norwood, Ohio 45212
 513-307-3544

Proposed Building for:
 Eagle Eye Home Inspections/
 Shawn Hamilton

11-17-2022

E-2
 of 2

SPECIFICATION:

RTU-1 - GOODMAN MODEL HP/2 TON

NO. GPH1424H41

COOLING - 24,000 BTUH

HEATING - 22,800 BTUH

5 KW BACK UP HEATING ELEMENT

208-230/1/60, 30 AMP MAX BREAKER

OR APPROVED EQUAL

EF-1 - GREENHECK

MODEL NO. SP-A90

80 CFM @ 0.125 S.P., 115/1/60

0.34 AMPS.

AIR BALANCE SCHEDULE

MARK	SUPPLY CFM	RETURN CFM	O.A. CFM
RTU-1	800	600	200

☒ SUPPLY

☒ RETURN/EXHAUST

∩ VOLUME DAMPER
w/ 10" MAX LATH
FLEX DUCT

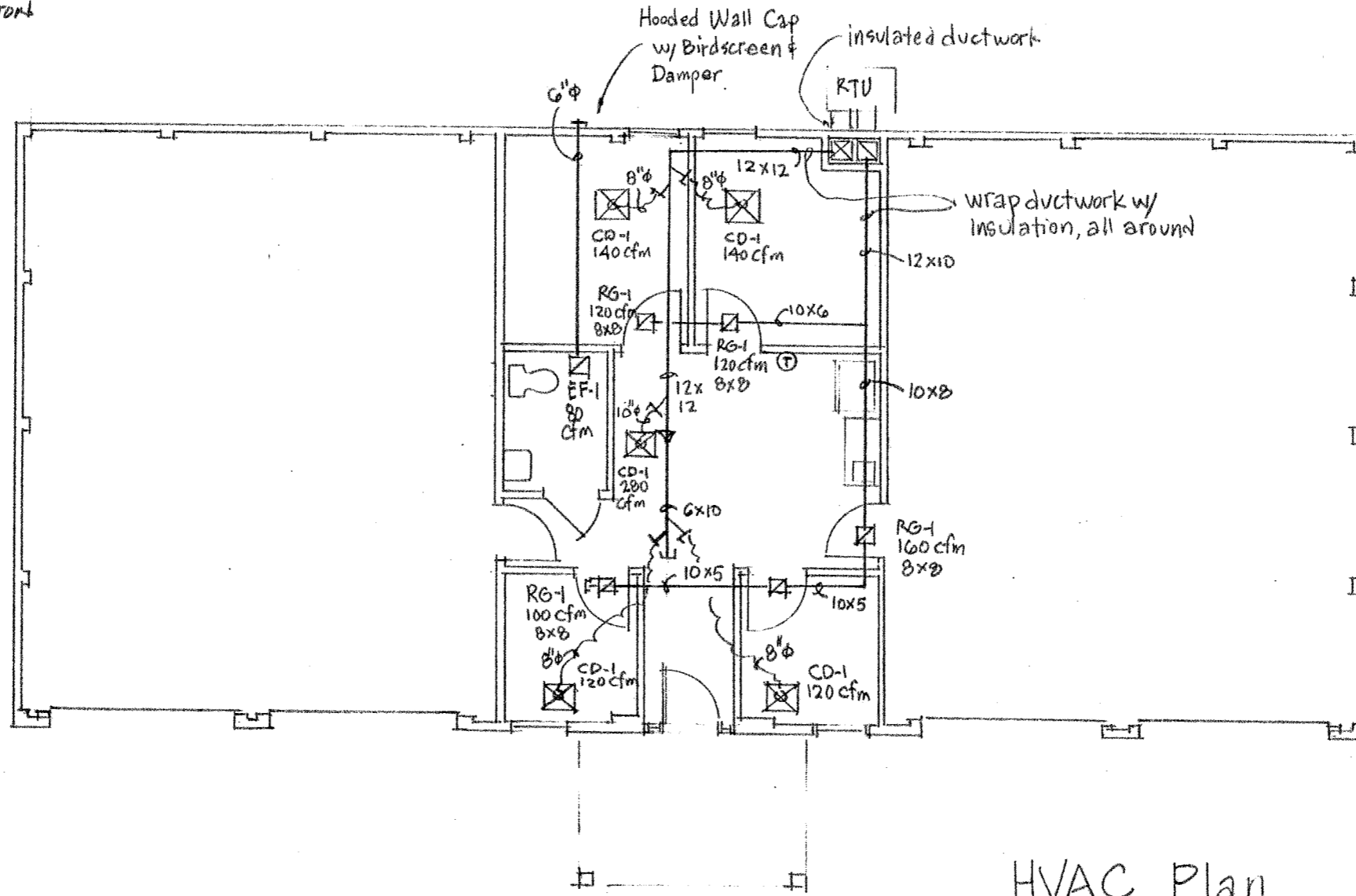
⊕ THERMOSTAT

↔ DUCT SIZE CHANGE

CD CEILING DIFFUSER

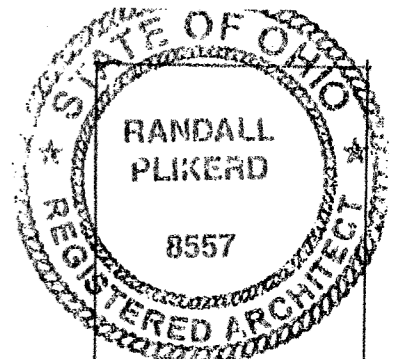
RG RETURN GRILLE

EF EXHAUST FAN



HVAC Plan

1/8"



Randall Plikerd
Lic. # 8557
Exp. 12/31/2023

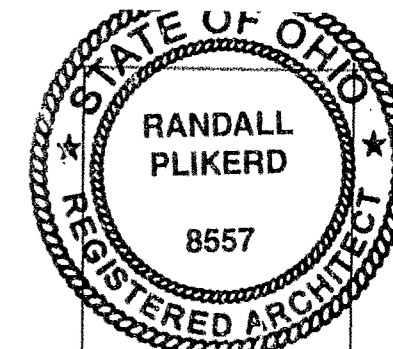
Allen

Randall Plikerd, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

Proposed Building for:
Eagle Eye Home Inspections/
Shawn Hamilton

11-12-2022

M



Randall Plikerd
Lic. # 8557
Exp. 12-31-2023

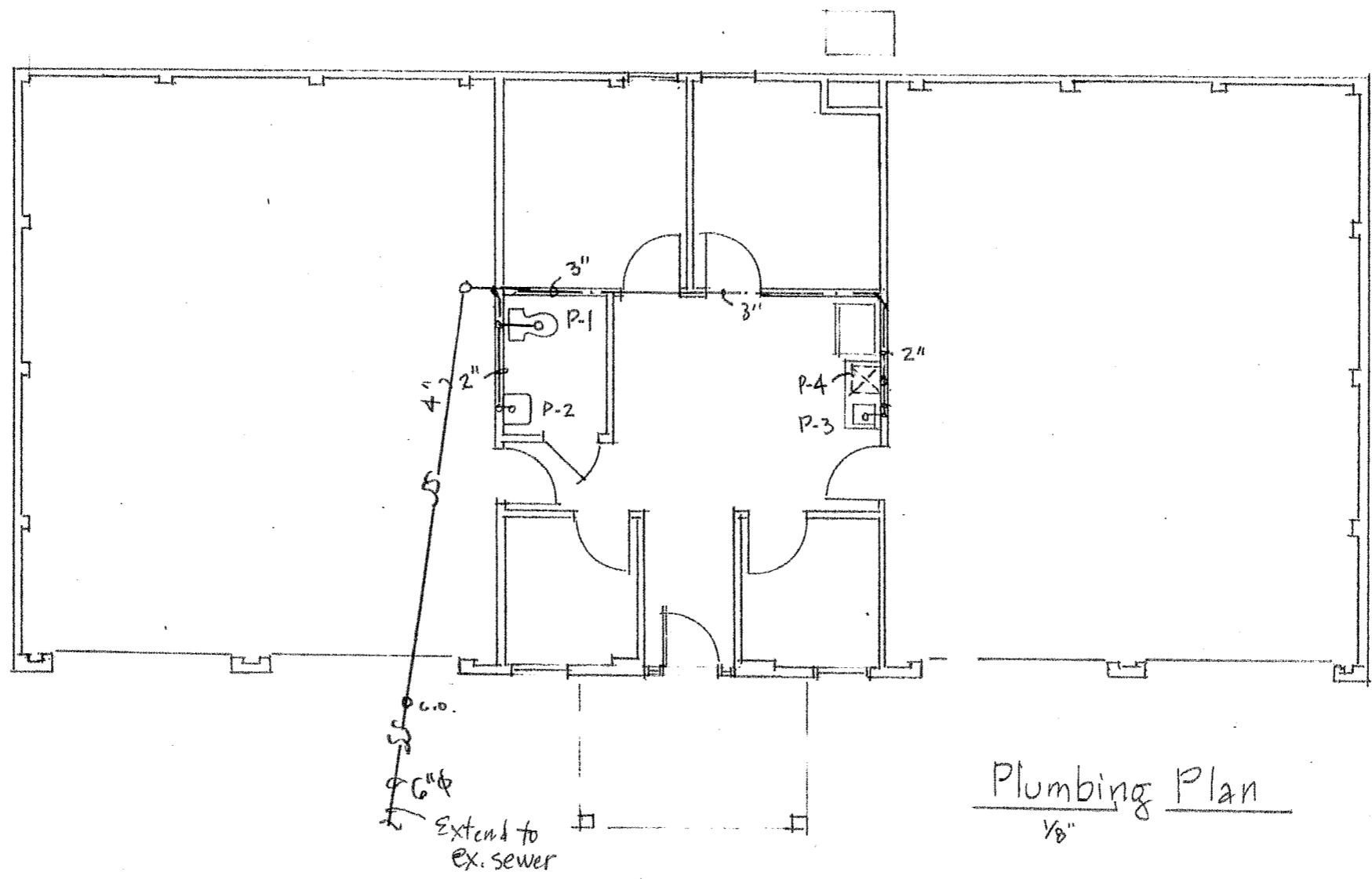
Plikerd

Randall Plikerd, architect
2870 Harris Place
Norwood, Ohio 45212
513-307-3544

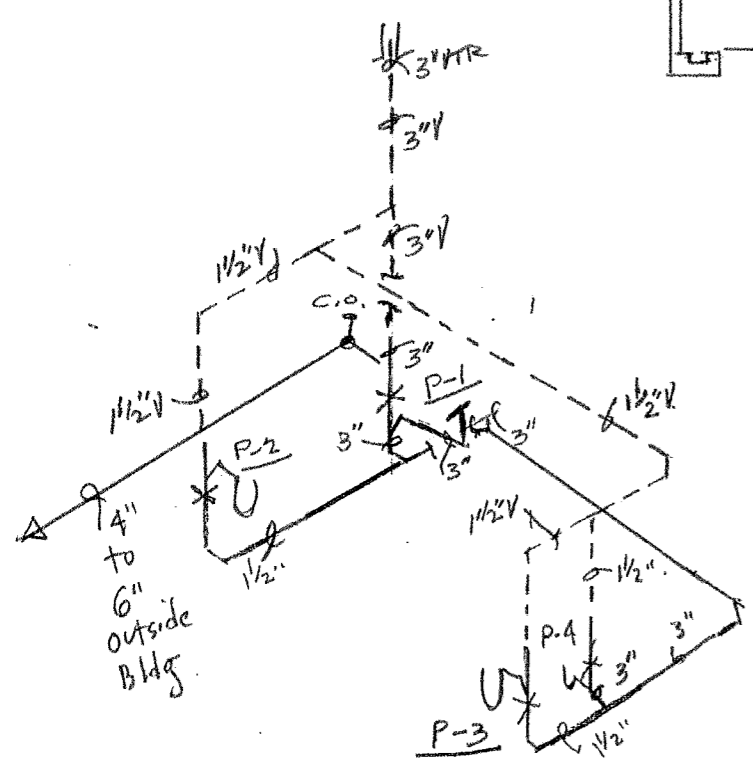
Proposed building for:
Eagle Eye Home Inspections/
Shawn Hamilton

11-12-2022

P



Plumbing Plan
1/8"



FIXTURE CONNECTION SCHEDULE

MARK	WASTE	VENT	HOT	COLD	REMARKS
P-1	3"	2"	-	1/2"	TANK TYPE WATER CLOSET
P-2	1 1/2"	1 1/2"	1/2"	1/2"	WALL HUNG
P-3	1 1/2"	1 1/2"	1/2"	1/2"	COUNTER MTD. SINK
P-4	3"	1 1/2"	1/2"	1/2"	FLOOR SINK

- LEGEND:
- SANITARY LINES
 - - - VENT LINES
 - V VENT
 - VTR VENT THROUGH ROOF
 - CO CLEAN OUT
 - P-1 FIXTURE MARK
 - ← PIPE SIZE CHANGE