

**CITY OF GERMANTOWN PLANNING COMMISSION
MINUTES OF MEETING HELD MARCH 27, 2024**

The City of Germantown Planning Commission met on March 27, 2024 at 7:01 p.m. in the City Council Chambers at City Hall.

MEMBERS PRESENT:

The following members were present at the call to order: Mrs. Berry, Mr. Herner, Mr. Wisner, Mr. Rettich, and Mrs. Izor.

EXCUSE ABSENT MEMBER:

There were no absent members.

ALSO PRESENT:

Bryce and Sherree Henson, owner of the Florentine; Keith Brane, City Planner; and Chip Wirrig, Public Service Operations Manager.

BUSINESS: DISCUSSION OF PROPOSED OUTDOOR SPACE AND ALLEY VACATION AT THE FLORENTINE

Mr. Brane said the gentleman who owns the Florentine is interested in establishing outdoor seating, so the City Manager suggested he come to have a formal chat with the Planning Commission pending your recommendation to City Council. He will give you a verbal description and the commission can ask any questions they might have.

Mrs. Izor welcomed the Florentine owners and gave them the floor.

Mr. Bryce Henson introduced his wife Sherree and said they purchased the Florentine October 30th, closed for a week, and reopened. So far it has turned out fantastic and we have people traveling to the area to eat in our restaurant. We see it as a destination business similar to the Golden Lamb. We want to expand outside because we don't have enough seats and the Economic Development Committee hired a group that indicated they wanted to see a walkable, attractive downtown. We've also worked with the City Administration to find ways on how we could do outdoor dining. There is an alley next to the Florentine and on the other side of the alley we own five lots, so the alley is sort of land locked by Florentine property.

Mr. Henson said he thought the first step would be to vacate the alley and the second step is to come back with a patio. I don't know how fast our money is going to go but our intent is to put in a covered patio about the size of TJ Chumps if you are familiar with that. It would run from the sidewalk on Market, south about 78 feet and as wide as the parking lot currently is. We would like to bring the area up so it is level and so there would be no trip hazards walking from the building. There would be a three-to-four-foot drop on the backside of the patio with a retaining wall. We are probably going to have to increase the structure a little bit. Our Kitchen and bar is already a little bit stressed and we would probably add about 100 seats with the outdoor dining and will probably add an outdoor bar area and expand the kitchen. We would like to put a flat roof on the patio so it

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would not obstruct the building and we would love to find an old barn for the old wood beams to carry the look from the inside to the outside.

Mr. Herner asked what they were going to do about deliveries. Mr. Henson said the two options would be the alley behind the building or during the day they could park in front of the building.

Mrs. Izor asked where he would expect 100 new diners to park since the parking is insufficient now. Mr. Henson said I'm on the Economic Development Committee also and in our meeting last week we discussed how people park at the Greene in common lots and walk where they want to go. Sooner or later with all the shops we are going to run out of spots. Mrs. Izor said it would be wonderful if we had that many people coming here but there must be some sort of reasonable estimate.

Mrs. Henson said most of our business is in the evening after most of the other business close. It's a good problem to have people parking a little further away and walking through downtown to see the shops and boutiques. Mrs. Izor said when you are open in the evening, people in the surrounding neighborhoods can be home so it's something to think about.

Mrs. Izor asked if anyone had spoken with the Fire Chief regarding fire and EMS. Mr. Bryce said we spoke with Chief Burns and he gave us a little limitation as long as the patio doesn't extend further south than the existing building. I have not yet spoken to the police. Mrs. Izor asked who maintains the alley where the delivery trucks will be causing extra traffic. Mr. Wirrig said we just repaved that alley last year.

Mrs. Izor asked what are other concerns from the City; would that land be purchased? Mr. Wirrig said it is currently dedicated right of way so we would vacate it and it becomes part of his property. Mrs. Izor said it's a gift from the City essentially. Mr. Wirrig said yes.

Mr. Henson said since we've been here there has not been a lot of traffic in the alley; maybe one car a day. Mrs. Izor said we would have to talk to the surrounding neighbors though. Mr. Henson said we would have to send out notification we are going to vacate, but it's basically landlocked.

Mr. Brane said the vacation is by ordinance and is introduced at the first reading. People will have ample opportunity to comment. Mr. Henson said we have given our neighbors our phone number to call if they have any personal issues. We want to be good neighbors.

Mrs. Izor said this concept has been brought to us before and the concern was Fire/EMS. Is that a concern anymore? Mr. Brane said every situation is different. The last time we vacated something was at Kelly Ave. and Mr. Wirrig designed a little turn around there. Mr. Henson said we had some back and forth but the Chief stated that as long as he could get to the back left corner with the apparatus, he would be fine.

The board reviewed a map of the alleys that had been vacated.

Mr. Rettich said it was a recommendation by the people doing research for the economic growth in Germantown. We are trying to get more people to come to the City and revitalize the town. We

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have people buying some of the older buildings with the intent to make them more like they used to be. I think it's a great idea to get more people in town and then hopefully they will shop at all these new businesses opening. This falls in line with the economic development plan we are trying to implement.

Mrs. Izor said it would be nice to get a quarterly update on the economic development plan so the Planning Commission can stay in step with the plan. Mr. Rettich said the plan wasn't necessarily done by the economic development committee; it was done by a third-party company for the city. It's on the city website.

The board discussed procedure. Mr. Wirrig said the Planning Commission will provide a recommendation to City Council and they will make the ultimate decision. Mr. Brane added the procedure to vacate is in the Ohio Revised Code, Section 723.05. and our job tonight was to make you familiar with the proposal. Mr. Rettich said he has spoken to some of the other Council members, and they seem to be on board with this.

Mr. Brane asked about the landmark land. Mr. Wirrig said in a conversation he had with the owners, they are willing to provide an easement or dedicated land.

CONSIDER APPROVAL OF THE MINUTES OF THE JANUARY 23, 2023 PLANNING COMMISSION MEETING:

On a motion by Mr. Rettich, seconded by Mr. Herner, it was moved to approve the minutes of the January 23, 2023 meeting as written. On call of the roll: Mr. Rettich, yes; Mr. Herner, yes; Mr. Wizer, abstain; Mrs. Berry, yes; and Mrs. Izor, yes. Motion carried.

ORGANIZATION:

Set Meeting Dates and Times: On a motion by Mrs. Izor, seconded by Mr. Rettich, it was moved to keep the meeting dates and times as is. All were in favor; none were opposed. Motion carried.

Election of Chairperson for 2024: On a nomination by Mr. Wiser seconded by Mrs. Izor, it was moved to elect Mrs. Izor as Chair of the Planning Commission for 2024. On call of the roll: Mr. Wiser, yes; Mrs. Izor, yes; Mr. Berry, yes; Mr. Herner, yes; and Mr. Rettich, yes. Motion carried.

Election of Vice-Chairperson for 2024: On a nomination by Mrs. Izor, seconded by Mrs. Berry, it was moved to elect Mr. Wiser as Vice-Chair of the Planning Commission for 2024. On call of the roll: Mrs. Izor, yes; Mrs. Berry, yes; Mr. Wiser, abstain; Mr. Herner, yes; and Mr. Rettich. Motion carried.

ADJOURNMENT: With no further business, the meeting was adjourned at 8:12 p.m.

Whitney Izor, Chairman

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Keith Brane, City Planner