

MINUTES OF THE SPECIAL MEETING OF THE AMBERLEY VILLAGE
BOARD OF ZONING APPEALS HELD AT THE AMBERLEY VILLAGE HALL
MONDAY, JANUARY 26, 2012

Chairperson Richard Bardach called to order a special meeting of the Amberley Village Board of Zoning Appeals held at the Amberley Village Hall on Monday, January 26, at 7:00 P.M.

PRESENT: Richard Bardach, Chairperson
Rick Lauer
Larry McGraw
Scott Wolf

ALSO PRESENT: Scot Lahrmer, Village Manager
Kevin Frank, Esq., Solicitor
Steve Rasfeld, Public Works Supervisor
Todd Kinskey, Hamilton County Regional Planning
Bryan Snyder, Hamilton County Regional Planning
J.K. Byar, Mayor
Bill Doering, Council Member
Chuck Kamine
Andy Radin

ABSENT: Susan Rissover

Special Zoning District for the North Site Property

Todd Kinskey and Bryan Snyder from Hamilton County Regional Planning presented a draft of the regulations (attached) for the North Site District as well as new Site Plan Review requirements that would be applicable to the entire zoning code. Todd Kinskey estimated the location (i.e. codification numbering) within the Zoning Code, but was seeking direction from the Law Director as to the preferred location.

The purpose of the new zoning regulations is to create a specific zoning district for the North Site followed by a map amendment. The property must be re-mapped before the new zoning district can be created.

There was discussion about the principal permitted uses and discussion about whether residential should be allowed. The members agreed that residential should not be part of the proposed zoning district. There was also discussion about the flex office/warehouse use and whether a percent of office should be stipulated. Universities and other educational facilities were added as a principal use.

The new zoning regulations will create new definitions not previously included in the zoning code, such as parking, lighting, landscaping, signage and usage definitions.

Some attendees recommended that the light height requirements duplicate the height used at the Jewish Community Center, which was 18 feet. Currently there are no standards for commercial

lighting in the zoning code. It was recommended that a lighting and signage chapter should be drafted and incorporated within the zoning code.

Any re-definition will only apply to the North Site in terms of applicability and will not be permitted for use/applicability to Amberley Green.

Concern was raised that any new zoning define the district sufficiently such that it cannot be construed as spot zoning. Questions were raised as to whether the new zoning district could potentially be applied to other sites within Amberley such as Adath Israel or Amberley Green. With the proximity to Ronald Reagan Highway, it was expressed that this zoning district is tailored to visibility to the highway.

Concern was expressed as to limiting the zoning to a specific acreage. A limitation to a three acre tract was discussed in detail.

The following proposed Regulations were noted as needing revision:

Section 154.76 (3) The Warehouse regulation should include a requirement that it include a minimum of 50% office space. The remainder of the sentence following the word “assembly” should be deleted.

Section 154.76(A)(7) - the word churches should be replaced with places of worship. Language should be added for educational and research facilities in addition to schools.

Section 154.77 should be revised. The Fire Department should be consulted on this matter.

Section 154.78(C) discussion was entertained to change minimum yard requirements.

Discussion was entertained to encourage LEED sanctioned density development on the North Site.

Another draft of the proposed regulations will be prepared by Todd Kinskey and Bryan Snyder for circulation and comment by members of the committee.

Mr. Bardach stated that there being no further business, the meeting was adjourned.

Scot Lahrmer, Acting Clerk

Richard Bardach, Chairperson