

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting Minutes

Tuesday, April 18, 2017 - 6:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

Meeting called to order.

Pledge of Allegiance.

Roll Call: Mr. Fehring, – absent, Mr. Aye, – absent, Mrs. Smith – aye, Mr. Taylor – aye, and Mr. Westfall – aye.

Also Present: Mr. Pace, Alternate, Mr. Lauf, Alternate, Staff Jenna LeCount and Marty Kohler.

Mr. Pace was seated to take the place of Mr. Fehring.

Minutes: A Motion was made to approve the March 21, 2017 meeting minutes by Mr. Taylor, 2nd by Ms. Smith. All were in favor. Motion Carried.

Public Address: None.

Final Development Plan: None.

Public Hearings: None

Informal Concept Review: None.

Old Business: None.

New Business:

ZA2016-08 Raising Cane's Chicken Fingers

Ms. LeCount summarized the proposal. A preliminary Development Plan for the project has been approved by Zoning Commission and the Board of Trustees. The Final Development Plan contains more detailed information. The property is located at 9869 Colerain Ave. and formerly contained a fast food fish restaurant. The property is surrounded by B-2 and PD-P zoning and is a part of the Planned District also containing the Valvolene oil change business on 1.3 acres.

Ms. LeCount showed maps of the surrounding area and photos of the site and vicinity. The proposal is for a 3392 square foot restaurant with parking. It was noted that the building has a setback of 35 feet in keeping with the preliminary plan but not the 40 feet noted in the variances. The proposed landscape islands are smaller than the zoning requirements. The wall signs on east Colerain frontage of the building is 144 square feet where 42 square feet are permitted. The signs on the Haverkos side of the building are 32 square feet and 96 square feet are allowed. There are 32 square feet of signs on the north side of the building and none is permitted. The freestanding sign is under the size and height allowed. Staff's recommendation is approval subject to the following conditions and variances:

Conditions:

1. That the applicant comply with the lighting height restrictions described in Section 12.9.4 Lighting Standards so that cutoff lighting not exceed 24 feet above grade.
2. Section 12.11.1 Architectural Standards – that the applicant comply with the standards of the Roof Penetration and Equipment standards to screen from the public right-of-way.
3. Section 14.4.4 Landscaping Materials – That the applicant comply with the standards of this section with respect to installation height of trees, shrubs, and hedges.
4. Section 14.6.3 Planting Requirements – that the applicant comply with the standards of this section with respect to number and location of trees and shrubs within landscaped islands.
5. Section 15.8.3 Signs – that the applicant comply with the maximum square feet allowance for signage on the right-of-way facing elevations of the building. These two elevations would allow for a total of 106 SF of signage. Each elevation drawing indicated a 32 SF sign, leaving 74 SF for an additional sign.

Variances:

1. That a variance be granted from Section 8.3.1 to allow for a front yard building setback of 35 feet from the Colerain Avenue Right-of-Way.
2. That a variance be granted from Section 14.6.2 and 14.6.3 to forego the landscape island requirement at the end of each parking row with a minimum size of 270 square feet for double loaded rows and to forego the planting requirements within this island.
3. That a variance be granted from Section 14.6.2 to reduce the required square footage for landscape islands at the end of single loaded parking rows to 85 square feet.
4. That a variance be granted from Section 15.8.3 to permit signs to be placed on multiple sides of the building including the north elevation of the building at 32 SF of signage area.
5. That a variance be granted from Section 15.8.3 to permit a sign on the eastern elevation of the building with a height of greater than 4 feet.
6. That a variance be granted from Section 15.8.3 to allow the combined allowable square feet of signage for right-of-way facing building frontage to be used on either of the right-of-way facing facades (106 SF total signage for both sides of the building combined).

Mr. Westfall asked for discussion and questions for staff. Mr. Grote asked about the height of the sign. Ms. LeCount said that the proposed size of the mural is 8 feet high by 14 feet wide where the maximum height allowed is four feet. It was clarified that the mural is a part of the sign allowance. Mrs. Smith asked for a clarification on the total number of wall signs for the building. Ms. LeCount noted that there are four proposed with two on the Colerain side and one on the north and one on the south sides of the building. Mr. Taylor asked if the signs indicated on the plan were in scale with the building. Ms. LeCount indicated that they were.

With no further questions for staff Mr. Westfall asked for a presentation from the applicant. Mr. Drew Gatliff representing the design consultant presented Zoning Commission with revised drawings of the monument and wall signs. The proposal is for a smaller sign on a stainless backer plate. The plans had additional information on the proposed mural which is intended to identify the community in which the restaurant is located. The restaurant is known for giving back to their community and the mural is important to the restaurant chain. It was clarified that the wall parapet is designed to hide all of the roof equipment. Mr. Taylor expressed that he would prefer that the mural be smaller. He is concerned about the precedent for other requests. Mr. Grote asked if other restaurants have been constructed without the mural. Mr. Gatliff said that some have eliminated the mural due to local codes but the preference is to have the mural. Mr. Grote said that he would prefer that they did not have the mural since the monument sign has the same information and the mural detracts from the appearance of the building. Ms. LeCount asked if it would be more acceptable if the mural were moved to the Haverkos side of the building. Mr. Gatliff said that he did not object to moving the mural but would need to get corporate approval. Mr. Grote asked if the concerns raised with the Preliminary Development Plan have been addressed including the sidewalk gap. Ms. LeCount indicated that they have been addressed.

With no further discussion a motion was made by Mr. Taylor and seconded by Mr. Pace to approve the Final Development Plan subject to staff's recommendations including five conditions and six variances. The motion passed with the following vote: Mr. Pace - Aye, Mr. Grote - aye, Mrs. Smith - aye, Mr. Taylor - aye, and Mr. Westfall - aye.

Public Hearings: None.

Informal Concept Review: None.

Old Business: None.

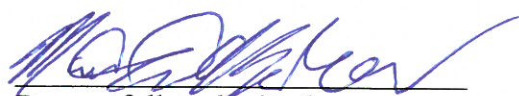
New Business: None.


Administration: None.

Announcements: None.

Next Meeting: April 18, 2017.

A Motion was made to adjourn the meeting at by Mr. Grote, 2nd by Mrs. Smith. All were in favor. Motion Carried.


Respectfully submitted:
Marty Kohler, Senior Planner


Accepted:
J. Thomas Westfall, Chairman