

January 13, 2010

Mr. Roger Friedman – Chairman
Mr. Rich Barrick – Co-Chairman
Mr. John Cordell – Member
Mrs. Ann Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – Alternate

Item 1. – Meeting called to Order

Chairman Friedman called the regular meeting of the Zoning Commission to order at 7:00 PM on Monday, January 11, 2010.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Mrs. Flanagan, Mr. Barrick, Mr. Friedman, Mr. Mees, Mr. Cordell,
and Mr. Roos

Also Present: Greg Bickford and Becky Stratton

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the December 14, 2009 meeting minutes.

Mr. Friedman asked for any corrections to the December 14, 2009 meeting minutes.

No corrections were made.

Mr. Friedman entertained a motion to approve the December 14, 2009 meeting minutes.

Mr. Mees moved to approve the December 14, 2009 meeting minutes.

Mr. Barrick seconded.

All voted – yes.

Item 4. – Old Business

2009-16MA

FRCH Design (Agent) for FNC Group, LLC. (Property Owners)

7727 & 7835 Kenwood Road

Major Adjustment to a PUD

Mr. Friedman noted that both Mr. Barrick and Mr. Mees will once again be excusing themselves from the case due to a conflict of interest.

The board discussed the issue that was brought before them at the December meeting regarding Ann being absent and whether or not she would be entitled to vote.

Mr. Bickford noted his findings from Doug Miller, the Townships legal council.

Mr. Friedman thought it may be in the best interest of the applicant and the board to have Mrs. Flanagan sit and participate, but since she was absent at the December meeting she will not vote this evening.

Mr. Bickford presented the case and the case history in a power point presentation.

Mr. Friedman asked if the applicant would like to add anything further.

Mr. John Silverman w/Midland Atlantic Development Company – 8044 Montgomery Road, Cincinnati, OH 45236 presented additional information concerning the case.

The board asked questions of Mr. Bickford and the applicant and then the board discussed the issues brought before them.

Mr. Friedman asked if there was anyone from the public this evening that would like to comment on the proposal?

Mr. Charlie Myers – 4720 Duneden Avenue, Cincinnati, OH 45236 noted his concerns regarding the project.

Mr. Friedman closed the floor to questions and comments from the public and opened the floor to questions and comments from the board.

The board discussed the issues brought before them.

Mr. Friedman entertained a motion.

Mr. Cordell moved to consider Case#: 2009-16MA with the following conditions:

1. All previous conditions shall remain in effect unless modified below.
2. An executing shared parking agreement with Good Sheppard Church for all 116 parking spaces as well as disclosure by Good Sheppard as to the number of spaces allowed for the Trio development.
3. No lights are permitted on the rear of the structure per previous approvals except for any lights required for the proposed emergency egress. Said lights are to be residential in style and intensity and must be completely shielded from view by any residential property.
4. All food refuse is to be disposed in enclosed containers and monitored by the Planning & Zoning staff.
5. The proposed modification to the freestanding sign is permitted as submitted.
6. Up to (2) two building signs not to exceed 84 sq ft of combined sign surface area are permitted in addition to the proposed marquee as outlined in condition number 7.
7. The proposed building marquee signage is limited to 80 sq ft. (The sign surface area calculation includes the area that is available for changeable copy and not just the actual text)
8. Any interior (window) signage that is visible from the public right-of-way must be placed at least 25 feet to the inside of the window.

9. No more than twelve (12) movie posters are permitted on the exterior of the building. The size of each is limited to 7.5 sq ft each and the location is to be as shown on the plan submitted.

10. The proposed dumpster surround is to be screened and landscaped in a manner similar to the existing dumpster.

11. The exterior building lights, including the proposed neon sign band and the marquee lights are to be turned off after the final movie showing for the evening.

12. The trash pick up is only to be emptied between 7:00 AM and 7:00 PM Monday thru Sunday.

13. The shared parking agreement with Good Sheppard Church must become part of the record and be maintained by both parties.

Mr. Roos seconded.

Mr. Cordell called the roll.

Mr. Friedman – AYE

Mr. Roos – AYE

Mr. Cordell – AYE

Mr. Friedman thanked the applicant for coming in this evening and working with staff.

Mr. Bickford noted that the case will be heard before the Board of Trustees on February 4th, 2010.

Item 5. – New Business

N/A

Item 6. – Trustees Report

Mr. Bickford noted the Trustees approved the project for Willies located at 6475 East Galbraith Road.

Item 7. – Date of Next Meeting

Mr. Friedman noted the date of the next meeting – Monday, February 8, 2010.

Item 8. – Communications and Miscellaneous Business

Mr. Bickford noted that the Cincinnati Section - David J. Allor Planning and Zoning Workshop will be held on Friday, January 29, 2010.

Mr. Bickford noted that it was again time to appoint new positions for the board.

Mr. Mees nominated Mr. Friedman for the position of Chairman.

Mr. Barrick seconded.

Mr. Friedman nominated Mr. Barrick for the position of Co-Chairman.

Mr. Mees seconded.

Mr. Cordell nominated Mr. Mees for the position of Secretary.

