

December 9, 2013

Mr. Roger Friedman – Chairman
Mr. Rich Barrick – Vice-Chairman
Mr. Tom Kronenberger – Member
Ms. Anne Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – Alternate

Item 1. – Meeting called to Order

Mr. Friedman called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, December 9, 2013.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Ms. Flanagan, Mr. Barrick, Mr. Friedman, Mr. Kronenberger, Mr. Mees and Mr. Roos

Staff Present: Greg Bickford and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the September 9, 2013 meeting minutes.

Mr. Friedman asked for any corrections to the September 9, 2013 minutes.

Mr. Friedman entertained a motion to approve the September 9, 2013 meeting minutes.

Mr. Barrick moved to approve the September 9, 2013 meeting minutes.

Mr. Mees seconded.

All voted – yes.

Item 4. – New Business

2013-08MA
John Grier Architecture
11591 Goldcoast Dr.
Major Adjustment to a PUD

Mr. Bickford presented the case and case history in a power point presentation. Mr. Bickford noted that the streetscape along the Goldcoast Drive side of the property is compliant. The applicant's request involved the Kemper Road side of the property only with a proposal for five trees where ten are required.

Mr. Friedman asked if the applicant was present and wished to speak.

Mr. John Grier, the applicant and architect for the project, of 11309 Deerfield Road, Cincinnati, OH 45242 addressed the board and said Craig Hopewell from Belcan would like to say a few words before he presented the case.

Mr. Craig Hopewell, General Counsel for Belcan, of 6660 Tupelo Lane, Cincinnati, OH 45243, addressed the board. Mr. Hopewell said Belcan is an engineering and staffing

company in the process of rebranding the staffing part of the business. Their request for the Major Adjustment is due to their desire to maximize the visibility for Belflex, the staffing business, whose headquarters will be located on the property in question.

Mr. Grier presented his case to the board stating that the visibility for the building and signage is very important. Mr. Grier showed examples of neighboring buildings that did not have the required number of trees and his request was to be treated similarly.

Mr. Friedman asked if the sign noted on the plan submitted was new.

Mr. Grier said new signage compliant with the Zoning Resolution would be installed.

Mr. Bickford noted the proposal before the board tonight was strictly for landscaping.

Mr. Mees asked for clarification on the desired visibility and on the signage planned for the property.

Mr. Grier explained the client would like both the building and signs to be visible from the stop sign on Kemper Road. He said they planned to install both a monument sign and a building sign.

Ms. Flanagan asked if they had considered clustering the trees in such a way that ten trees would not infringe on the visibility.

Mr. Grier said the owner did not want to have any trees and that the proposal for five trees was a compromise.

Ms. Flanagan asked Mr. Bickford if the applicant had to plant a certain kind of tree and if they could be clustered.

Mr. Bickford explained the zoning resolution allows for many options for the type of tree and that they could be spread out or clustered. Mr. Bickford also noted the examples of non-compliant streetscapes to which Mr. Grier referred were all approved by Hamilton County prior to local zoning.

Mr. Friedman asked about the Goldcoast Drive sign and if people would be looking for that sign since the address of the building is Goldcoast Drive.

Mr. Grier said the client would like people driving by to see that there is a staffing company there even if that is not their destination.

Mr. Kronenberger asked if the applicant had attempted to put together a plan with the required ten trees.

Mr. Grier answered yes but that the current proposal was a compromise since the owner did not want any trees.

Mr. Friedman asked if anyone else present wished to speak. No response.

Mr. Friedman closed the floor to comments from the public and the board discussed the issues brought before them.

Mr. Mees said with 200' of frontage on Kemper Road, it seemed like it would not take much effort to add five more trees to the plan.

