

May 9, 2016

Mr. Roger Friedmann – 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. Friedmann called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, May 9, 2016

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Staff Present: Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the March 14, 2016 meeting minutes.

Mr. Friedmann asked for any corrections to the March 14, 2016 minutes.

Mr. Friedmann entertained a motion to approve the March 14, 2016 meeting minutes.

Ms. Flanagan moved to approve the March 14, 2016 meeting minutes.

Mr. Mees seconded.

All voted – yes.

Item 4. – New Business

2016-06MA
JRE Real Estate LLC
4777 E. Galbraith Road
Major Adjustment to a PUD

Mr. Holbert presented the case and case history in a Power Point presentation. Mr. Holbert stated the Jewish Hospital is requesting a Major Adjustment to a PUD in order to construct a 17,000 square feet, single story GME and dining addition to the east side of the existing hospital. Mr. Holbert noted the location of the addition is on the Kenwood Road side, therefore, it is farther away from the adjacent residential areas. The existing emergency department, ambulance canopy and ED walk-in canopy will be demolished resulting in a net addition of 9,000 square feet to the building.

Mr. Holbert pointed out the existing and proposed conditions on the property. He noted there is signage on the building included in the proposal for the auditorium. He stated there is a raised parapet wall to hide the roof top mechanicals. He then gave details on the freestanding and directional signs the applicant proposes.

Mr. Holbert showed photos of the property noting the location of the proposed addition and the temporary directional signs that will be removed once construction is completed. He also showed the existing monument signs.

Mr. Holbert then reviewed a list of conditions the Board should consider if they choose to approve the request.

1. All mechanical units must be screened from view.
2. A Landscaping Plan must be submitted and approved by staff including interior, streetscape and boundary buffers.
3. The taller monument type signs to be limited to 10 feet in height.
4. No garbage removal permitted before 7:00 a.m. or after 10:00 p.m.

The Board asked questions of Mr. Holbert.

Mr. Mees asked what a GME is.

Mr. Holbert deferred that question to the applicant.

Mr. Mees asked if the signage proposed replaces existing signage or would some existing signs remain.

Mr. Holbert said that some signs will be replaced and some will remain. For example, the Emergency room is moving so that sign will be new.

Mr. Mees noted he is more concerned about the freestanding signs than the building signs.

Mr. Kronenberger asked if there was anything that shows what the total signage plan is for the site.

Mr. Holbert said, because the updates have been done in phases, we do not have a comprehensive sign plan but could probably request it from the architect.

Mr. Kronenberger noted in the staff comments there was mention of adjustments required to meet requirements of the SPI Overlay and asked what those adjustments would be.

Mr. Holbert said the SPI Overlay District has a requirement of 75% preferred building materials – brick and stone. Mr. Holbert said Jewish Hospital had already received approval for the new patient tower which does not meet that requirement, and that this plan follows suit as far as materials.

Mr. Kronenberger asked for clarification on what aspects of the project does not meet requirements of the Zoning Resolution.

Mr. Holbert said the mechanical screening is shown as a rendering, and is not detailed. He said the signage proposed is not compliant, however, it does make sense to have taller signs so that ambulances can find their way. He said there are parking requirements and landscape requirements due to the addition, noting some of the landscaping displaced by the addition could be moved.

Mr. Kronenberger asked why the setback was mentioned as a zoning compliance issue in the staff report.

Mr. Holbert said the monument sign at the intersection of Kenwood and Galbraith Roads does not meet the ten feet setback requirement from right of way. However, he noted the site does not have the room to move that sign into compliance.

Mr. Holbert said that some signage was approved at the staff level and since the projects have been done in phases there was not a complete sign plan submitted.

Mr. Kronenberger said it would be nice to have all signage so it can be evaluated in its entirety.

Mr. Holbert noted the directional signs would be permitted as of right if it were no more than six square feet in area and four feet in height, however, it would be useless because it would not be seen by ambulances.

Mr. Barrick asked about any changes to the retaining wall on the east side.

Mr. Holbert said it does look like the plans include replacing part of it.

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

Mr. David Wright, The Kleingers Group, civil engineer and landscape architect for the project, of 6305 Centre Park Drive, West Chester, OH 45069, addressed the Board. He stated Brett Oberholzer, Champlin Architecture, 720 E. Pete rose Way, Cincinnati, OH 45202, was also present.

Mr. Wright said that GME stands for graduate medical education. He said the renovation of classrooms is part of the project.

Mr. Wright said in addition to above ground detention there is also underground detention that will have to be completed for the project, therefore, they will have to evaluate the retaining wall and determine if they can add to it vertically. He pointed out there is no intent to move it closer to Kenwood Road.

Mr. Wright said some of the landscaping will be removed to accommodate this addition and, while it will not be possible to get it back to the same level, he is happy to work with staff on additional landscaping.

Mr. Friedman asked why this could not have been presented in a cohesive plan when Jewish hospital first came before the Board for the patient tower addition.

Mr. Wright said, from his perspective, nothing had been finalized at the time Jewish came before the Board for the tower addition. He said someone at Mercy may have known, but he was not privy to that.

Mr. Friedmann said it seems to him the wrong way to go about it. He agreed the Board needs to see the entire sign package.

Mr. Friedmann also asked about the trees around the energy building.

Mr. Wright answered the trees are to remain as is, the plan had a drafting error on Kleingers' part.

Mr. Brett Oberholzer, architect for the project, addressed the Board stating the full scope of the project has been a moving target largely due to ongoing fundraising efforts. He said improving the auditorium, graduate education and dining was on a wish list but could not get approved at the time of the submittal for the tower addition because of lack of funds. Mr. Oberholzer said he sympathizes with the Board not getting the whole picture and stated he could provide that comprehensive sign plan for review. He said essentially the proposal includes replacement of removed signs on the building with the remaining monument signs being redone in place.

Ms. Flanagan asked about the expected timetable for the project.

Mr. Oberholzer said the new patient tower will be open in July noting the hospital would like to have those signs and emergency signs in place by then. He said demolition for the addition before the Board today will begin as soon as possible after the emergency room is moved to its new location.

Ms. Flanagan asked if there are other anticipated projects down the road.

Mr. Oberholzer answered not at this time.

Mr. Barrick said it would be beneficial for the applicant to withdraw the signs and resubmit a comprehensive sign plan at the next meeting.

Mr. Oberholzer said that is possible, however, the hospital needs the canopy signs approved as soon as possible for the relocated emergency room.

Mr. Holbert said staff approved the relocation of the "ambulance" and "emergency" channel letters to the new canopy.

Mr. Kronenberger said it is impossible to judge the signs without a complete signage plan. He asked if signage was approved with patient tower noting there was no information available.

Mr. Holbert said the "emergency" and "ambulance" signs would be removed from the old emergency location and replaced with similar new signs to identify the new emergency room location. He pointed out the Fire Chief said the hospital cannot have new and old emergency room signs up at the same time because it would cause confusion for ambulances.

Mr. Mees asked if staff was able to approve those signs because it is a hospital or because it is considered a relocation of the signs.

Mr. Holbert said staff could approve them because it is a relocation of the existing signage.

Mr. Kronenberger asked if there is anything in this proposal that is related to the existing tower structure that is to be approved by this Board and the Board of Trustees.

Mr. Holbert answered no.

Mr. Mees asked if the "emergency" signs are needed by the time the patient tower opens.

Mr. Holbert answered yes.

Mr. Oberholzer said the canopy signs had been approved by staff and the other building signs are six inches high above the door. He noted it would be desirable to have the freestanding directional signs in place when the tower opens in July.

Mr. Kronenberger and Mr. Barrick agreed they would like the Board to review a comprehensive sign plan.

Mr. Mees asked if an additional Zoning Commission review of a comprehensive sign plan next month would give them enough time to have the signs in place when the tower opens.

Mr. Holbert suggested the Board could make it a condition that the applicant must submit a comprehensive sign plan before this case is heard by the Trustees. He said if Zoning Commission reviews at their next meeting, that could push them into September for the approval process and the tower opens in July.

Mr. Kronenberger wondered if it could be pushed through faster by emergency.

Mr. Holbert said that could prove difficult with the Trustees' schedules.

Discussion ensued about the sign plan with Mr. Friedmann stating the Board should wait on approving signs until a comprehensive plan is submitted.

Mr. Kronenberger suggested the hospital could use temporary signage in the meantime.

Mr. Oberholzer said, other than what staff approved, this is a comprehensive sign plan.

Mr. Mees disagreed saying it shows what is new not what signage is remaining.

Mr. Oberholzer said he can sense the confusion on the signs and will accommodate the request for a comprehensive plan.

There was no one present from the public to comment.

Mr. Friedmann closed the floor to comments and the Board discussed the issues brought before them.

Mr. Mees moved to consider case 2016-06MA with the four suggested conditions in the staff report plus a fifth condition that the signage proposed on the signage plan be removed in anticipation of a comprehensive sign plan to be submitted on a future date.

Mr. Barrick suggested Mr. Mees should amend the fifth condition to say the ground mounted signs must be removed from submittal.

Mr. Barrick seconded.

Mr. Mees called roll.

Ms. Flanagan – AYE

Mr. Barrick – AYE

Mr. Friedmann – AYE

Mr. Kronenberger - AYE

Mr. Mees – AYE

Item 5. – Trustees Report

Mr. Holbert reported that staff and consultants are still working on updates to the Zoning Resolution and Land Use Plan.

Item 6. – Date of Next Meeting

Mr. Friedmann noted the date of the next meeting is Monday, June 13, 2016.

Item 7. – Adjournment

Mr. Mees moved to adjourn.

Ms. Flanagan seconded.

All voted yes.

Meeting adjourned at 8:00 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant