



COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting

Thursday, November 20, 2014 - 7:00 p.m.
4200 Springdale Road - Cincinnati, OH 45251

1. Meeting called to order. Pledge of Allegiance. Roll Call.
2. Approval of Minutes: October 21, 2014 meeting.
3. Public Address: None.
4. Final Development Plan:
 - A. ZA2014-02 – Forevergreen.
 - B. 3-68 – 8647 Colerain – Minor Modification to FDP.
5. Public Hearing: None.
6. Informal Concept Review:
 - A. 3579 Blue Rock – White Oak Garden Center.
7. Old Business: None.
8. New Business: None.
9. Administration: None.
10. Announcements: None.
11. Next Meeting: Tuesday, December 16, 2014
12. Adjournment.



STAFF REPORT: MINOR MODIFICATION TO
FINAL DEVELOPMENT PLAN
CASE #: ZA2014-02
FOREVERGREEN LANDSCAPING
NOVEMBER 20, 2014

PREPARED BY: GEOFFREY G. MILZ, AICP

PROJECT SUMMARY: The applicant proposes to bring the subject property into compliance with the zoning resolution.

PROJECT HISTORY: On September 14, 1999, the Colerain Township Trustees approved a zoning map amendment and Preliminary Development Plan for the above referenced parcels. Between September 14, 1999 and May 5, 2000, it appears, structures were built and/ or the property was used in contravention of the Colerain Township Zoning Resolution. On May 5, 2000, our office sent a Notice of Violation to the owners of the Property explaining that the structures that were built and/ or the use that was occurring on the property was illegal and ordered that the owner "immediately stop all improvements to the project site, as well as the re-use of the existing residential structures for proposed business use, until such time as a Final Development Plan is submitted, reviewed and approved by the Colerain Township Zoning Commission". There is no record of any final development plan application, review or approval for the Property. §4.5.4 of the Colerain Township Zoning Resolution describes the process for dealing with time limits in zoning map amendment cases where the zoning district is being changed to a planned development. This section instructs that a final development plan must be submitted within one year after the approval of the Preliminary Development Plan or the approval of the Preliminary Development Plan will expire and the plan will be deemed null and void. After the plan is deemed null and void, the property remains zoned as a planned development with a voided preliminary development plan. The property owner may submit an application and new preliminary development plan for consideration or may apply for a zoning map amendment to another district.

Our records indicate that Republic Bank foreclosed on the Property on or about August 15, 2000. MLD Properties bought the Property from Republic Bank on or about September 26, 2001. MLD Properties became CA Investments, LLC and transferred the ownership of the property on or about May 19, 2006. On July 6, 2010, Mr. Loeb purchased the property and on March 2, 2012 transferred it to a corporation called Stony Land Company, Inc with Mr. Thomas W. Ostrowski named on behalf of U-B Corporation as the statutory agent for the company.

The Zoning Commission recommended approval of the Preliminary Development Plan on June 17, 2014 and the Trustees approved the PDP on August 12, 2014

REVIEW OF FDP: Findings:

LANDSCAPING Streetscape Buffer

- The plan meets the streetscape buffer requirements.

Lot Buffer:

- The applicant proposes to locate the required dedicated openspace along the northern property boundary. The openspace area is 54' at its narrowest point and would meet the lot buffer requirements.

Parking Area Landscaping

- The applicant proposes seven landscaped islands in addition to the streetscape buffer. While the square footage of the landscaped islands was not provided, it appears to meet the parking area landscaping requirements.

REVIEW OF FDP: Findings:

- LIGHTING
- Average illumination on the site is 0.02 footcandles where the maximum permitted is 2.0 footcandles.
 - Cut-off lights are proposed to be attached to existing buildings.
 - The lighting plan meets the lighting requirements.

REVIEW OF FDP: Findings:

- SIGNAGE
- The applicant proposes a 71 SF monument sign that stands 10' in height.
 - No wall signage was proposed.
 - The proposed signage meets the signage requirements.

REVIEW OF FDP: Findings:

- PARKING
- Applicant proposes 50 standard parking spaces and 13 double parking spaces for trucks and trailers where 8 spaces are required.
 - Per the zoning resolution, the applicant may provide 10% more parking than the proscribed number as of right (1 additional). The applicant may provide more parking, in this instance, than the maximum 9 stalls permitted but they would be required to provide a minimum of 20% landscaping coverage within the parking area and comply with the landscape island requirements.
 - Typically, parking requirements are calculated based on gross floor area of the principal structure. However, given the unique nature of this use, where employees arrive to the site and then leave the site in work crews, it is appropriate to grant a variance for the additional parking.

REVIEW OF FDP: Findings:

- OTHER CONSIDERATIONS
- Sidewalks - Sidewalks are not proposed. The applicant will need to make use of the payment-in-lieu of sidewalks program.
 - Impervious Surface Ratio - The ISR is 48% where the maximum is 75%.
 - Dumpsters - The dumpster is appropriately located but not screened. The dumpster will need to be screened.
 - Outdoor Storage - The applicant proposes to increase the number of shipping containers from 17 to 19 and increase the bulk storage bins from 2 to 3. These storage bins are covered by hoops and plastic sheeting. The total square footage for the outdoor storage proposed is 7,275 SF. This exceeds the maximum square footage for outdoor storage which is calculated to be 5% of the Gross Floor Area or 100 SF in this case, of the principal structure, not to exceed 2,500 SF. The bulk bins and shipping containers are also greater than the maximum 6' in height.

RECOMMENDATION: Staff recommends APPROVAL of the FDP with the following conditions.

Conditions

1. The applicant must participate in the payment-in-lieu of sidewalks program or install sidewalks
2. The dumpsters must be appropriately screened
3. The four western-most storage containers must be removed from the plan. No more than 15 storage containers may be located on the property at any given time.

Variances

1. Outdoor Storage - The property shall be permitted to exceed the 100 SF maximum for outdoor storage with the following condition: not more than 15 storage containers and 3 bulk bins (6,360 SF) may be located on the property.
2. Outdoor Storage - The height of the outdoor storage may exceed the 6' maximum but shall not exceed the height of a single shipping container or bulk bins.
3. Parking - The parking plan shall be permitted to exceed the maximum number of parking stalls, as shown on the FDP.

September 30, 2014

Geoff Milz, Director
Building, Planning & Zoning
Colerain Township
4200 Springdale Road
Cincinnati, OH 45251

Re: 7582 Harrison Avenue FDP Application
JMA #3671

Mr. Milz,

Attached is the application package for a Final Development Plan for Stony Land Company (Forevergreen Complete Ground Care) located at 7582 Harrison Avenue.

The plan includes the conditions from the PDP approved this past summer. It also has been revised to include a new building. At this time a wood framed, metal finished pole barn of approximately 24'Wx36'L is proposed. The intent is to store 4 of the 5 earth movement vehicles in this new structure. The 5th, a skid steer, will be stored in one of the existing garage structures. This is intended to address the matter of vehicular storage in the storage containers on site.

Thank you for your consideration of this matter. If you have any questions please feel free to contact my engineer, Brian Goubeaux, PE, at 513-721-5500 or at bgoubeaux@jmaconsult.com.

Sincerely,

Tony Stephenson
Stony



COLERAIN

EST. 1794
BUILDING, PLANNING & ZONING

4200 SPRINGDALE ROAD
COLERAIN TOWNSHIP, OHIO 45251

STAFF REPORT: MINOR MODIFICATION TO
FINAL DEVELOPMENT PLAN
CASE #: 3-68
RIGHTWAY AUTOMOTIVE
NOVEMBER 20, 2014

PREPARED BY: GEOFFREY G. MILZ, AICP

PROJECT SUMMARY: The applicant proposes to expand the parking lot at the subject property and to remove the existing canopy which once covered fuel pumps for the original Standard Oil Service Center that was approved in 1968.

PROJECT HISTORY: Prior to 1968 the property was zoned O: Office. In 1968, the property was rezoned to EE: Planned Retail Business. In the 1968 resolution approving the zone change much was said about the need for a “park-like” buffer between this property and the Bauerwoods subdivision. Specifically, it said “...*the change in zoning is reasonable based on the plan submitted, retaining 9000 square feet of the westerly portion of the site in open space to buffer residence [sic] properties on Greenwoods and Bauerwoods Lane and to be maintained in park-like setting. The protection for the residents of the subdivision to the rear is achieved to good advantage, more so than could be obtained under the existing “O” Office zoning with possible parking to the rear. Ingress and egress from Bauerwoods is held close to the intersection, all pump islands are to be oriented to Colerain Road away from Bauerwoods Lane...*”

REVIEW OF FDP: Findings:

LANDSCAPING Streetscape Buffer

- The applicant has proposed a landscape treatment along the Bauerwoods frontage with no change to the Colerain Ave. frontage.
- §14.5.1 requires that parking areas with more than 20 spaces provide a 15' minimum streetscape buffer (see §13.4.1 for requirements) The applicant provides a streetscape buffer of approximately 90' by 10' along Bauerwoods.
- The streetscape buffer requirements for the 114' of frontage along Bauerwoods would require four canopy trees and four are provided.
- A minimum of 10 square feet of landscaped area is required for every 100 square feet of streetscape buffer. Based on 114' of frontage on Bauerwoods the applicant would be required to provide approximately 170 SF of landscaped area. It appears the applicant is providing approximately 900 SF.
- No streetscape treatment has been proposed for the 121' of Colerain Ave. frontage where the same 15' streetscape buffer with the 10SF of landscaping per 100SF of streetscape buffer is required.

Lot Buffer:

- A 30' lot buffer is required for PD-B zoned parcels that abut R-2 through R-6 districts. The proposed parking lot expansion would terminate approximately 75' from the adjacent residential property. The existing buffer area would exceed the required lot buffer with mature trees interspersed amongst the scrub and brush. The expansion would, however, decrease the existing lot buffer by approximately 15'.

Parking Area Landscaping

- A minimum of 15% of the parking area is required to be landscaped. The applicant proposes no parking area landscaping.

REVIEW OF FDP: Findings:

LIGHTING

- Average illumination on the site is 2.5 footcandles where the maximum permitted is 2.0 footcandles.
- Cut-off lights are proposed at a height of 24' where 24' is permitted
- The photometric plan provided does not provide illumination levels at portions of the north and south property lines or any portion of the western property line. The maximum illumination at the western property line must be less than 0.1 footcandle.

REVIEW OF FDP: Findings:

- SIGNAGE**
- The applicant has submitted a zoning certificate for a face-change to the existing free standing sign. The existing sign is aged and in poor repair.
 - No wall signage was proposed.

REVIEW OF FDP: Findings:

- PARKING**
- Applicant proposes 40 parking spaces where 13 are required. Per the zoning resolution, the applicant may provide 10% more parking than the proscribed number as of right (1 additional). The applicant may provide more parking, in this instance, than the maximum 14 stalls permitted but they would be required to provide a minimum of 20% landscaping coverage within the parking area and comply with the landscape island requirements. Some deference should be given to the fact that the use is a used automotive sales lot.
 - It is unclear whether the application includes curbing anywhere on the site.

REVIEW OF FDP: Findings:

- OTHER**
- Sidewalks - Sidewalks are present along Colerain Ave but not along Bauerwoods Dr.
- CONSIDERATIONS**
- Impervious Surface Ratio - The ISR was not calculated on the proposal however the maximum ISR is 75%.
 - Dumpsters - The dumpster is appropriately located and properly screened.

RECOMMENDATION: Staff recommends that the Commission table the matter to the December meeting to allow for revisions to be made to the plan to address lighting, landscaping, signage and parking areas.

APPLICATION FOR MINOR AMENDMENT TO
FINAL DEVELOPMENT PLAN
COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD
CINCINNATI, OH 45251
(513) 385-7505

RECEIVED

SEP 30 2014

COLERAIN ZONING

Case No.: ZA 3-68 Date Filed: September 30, 2014

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: 0093 Parcels: 0105

Name of Owner: Dennis M. Trimble

Address: 7296 Southwind Terrace

City: Cincinnati State: Ohio Zip: 45247

Name of Project Site: Rightway Automotive Credit

Brief description of change: To expand rear parking area and remove existing canopy
from previously approved Standard Oil Service Center located in a "PD-B" Planned

Business Zoning District.

Name of Applicant: RightWay Automotive Credit - Bill Crishon

Telephone No.: 513-475-3515 Email Address: bcrishon@rightway.com

Address: 6494 Dixie Highway City: Fairfield State: Ohio Zip: 45014

Signature:



Date: September 30, 2014

Please check one: Owner Agent Lessee

Filing fee shall accompany the application. Make check payable to: **Colerain Township Board of Trustees**. THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN.



Abercrombie
& Associates, Inc.
Civil Engineering + Surveying

RECEIVED

SEP 30 2014

COLERAIN ZONING

September 25, 2014

Colerain Township
Planning & Zoning Department
4200 Springdale Road
Cincinnati, Ohio 45251-1419

Attn: Geoff Milz

Ref: Minor Modification
8647 Colerain Avenue, Colerain Township, Hamilton County, Ohio

Dear Mr. Milz:

Please find attached the necessary forms and fee's to apply for a Minor Modification for property located at 8647 Colerain Avenue.

The property is presently Zoned "PD-B" Planned Business and was previously approved in 1968 as a "E-E" Planned Business Zoning District as a Standard Oil Service Center. The Service Center was closed may year ago and has been leased to a number of tenants for Autosales lots, upholstery shop, etc. The current use is vacant.

The property owner presently is Gary M. Trimble, 7296 Southwind Terrace, Cincinnati, Ohio 45247 and he wished to lease the property to RightWay Automotive Credit who owns approximately 25 locations throughout the Midwest. The contact for RightWay is Bill Crishon, 6494 Dixie Highway, Fairfield, Ohio 45014.

The purpose of the Minor Modification is to enlarge the rear parking area so that they can inventory around 40-60 vehicles which allows them to sell 30-45 vehicles a month and maintain a 45 day inventory.

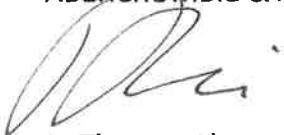
This area of Colerain Avenue presently contains many businesses in the Automotive Industry and is similar to the original "EE" approved zoning use. The building would be cleaned up, gas pump canopy removed and a rear parking area expanded which does little modification to the existing rear boundary buffer. The existing asphalt parking area will be re-sealed.

Signage will be to re-surface the existing 5' X 6' sign that exist on the site with the addition of a building sign to meet the existing zoning regulations.

Would you please process the attached modification and place on your November 18, 2014
Zoning Commission Agenda for consideration.

If there are any questions or if I can be of further assistance, please contact me at your earliest
convenience.

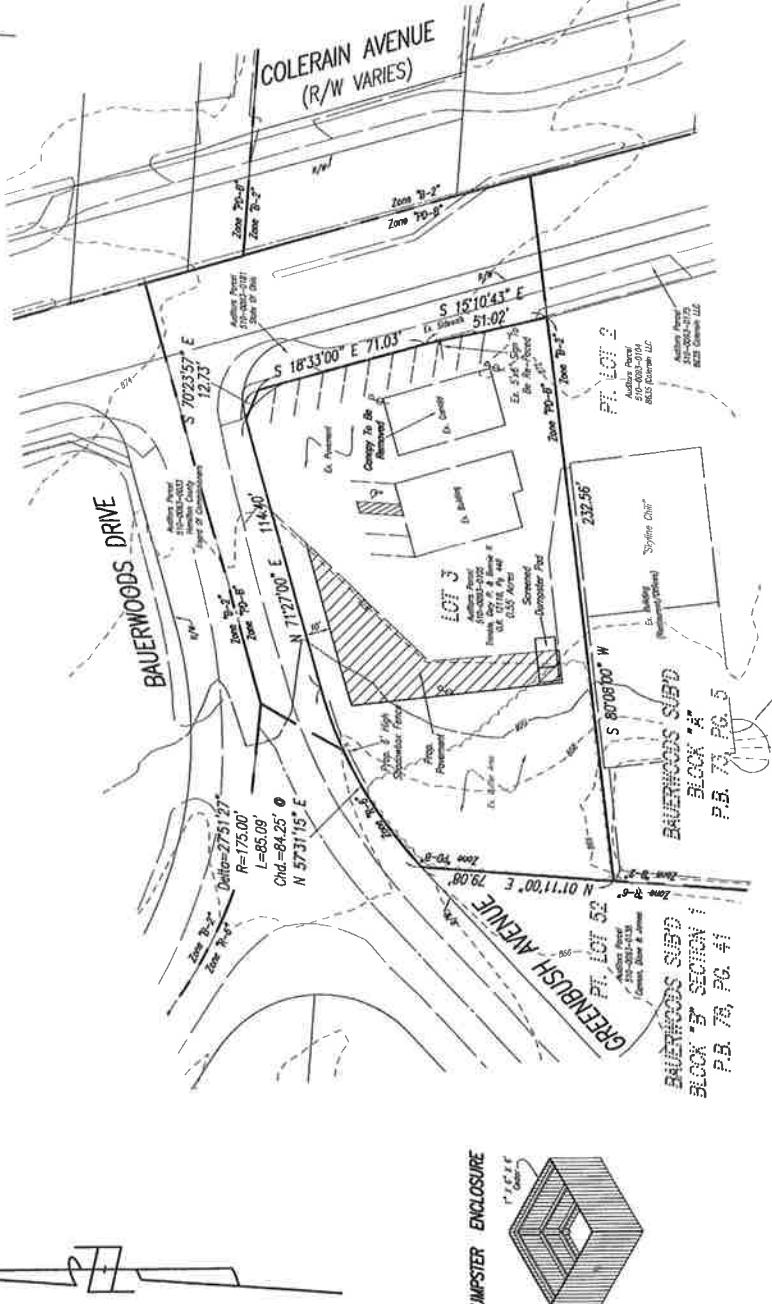
Sincerely,
ABERCROMBIE & ASSOCIATES, INC.



R. Thomas Abercrombie, P.E.
Chairman of the Board

Attachment

VICINITY MAP



MINOR MODIFICATION FOR
8647 COLERAIN AVENUE
C.O. 45247



RIGHTWAY AUTOMOTIVE CREDIT

OWNER:
 DENNIS M. TRIMBLE
 7236 SOUTHWIND TERRACE
 C.O. 45247
 (513) 403-7863

LESSEE:
 RIGHTWAY AUTOMOTIVE CREDIT
 6494 DINE HIGHWAY
 FAIRFIELD, OHIO 45014
 (513) 475-3515

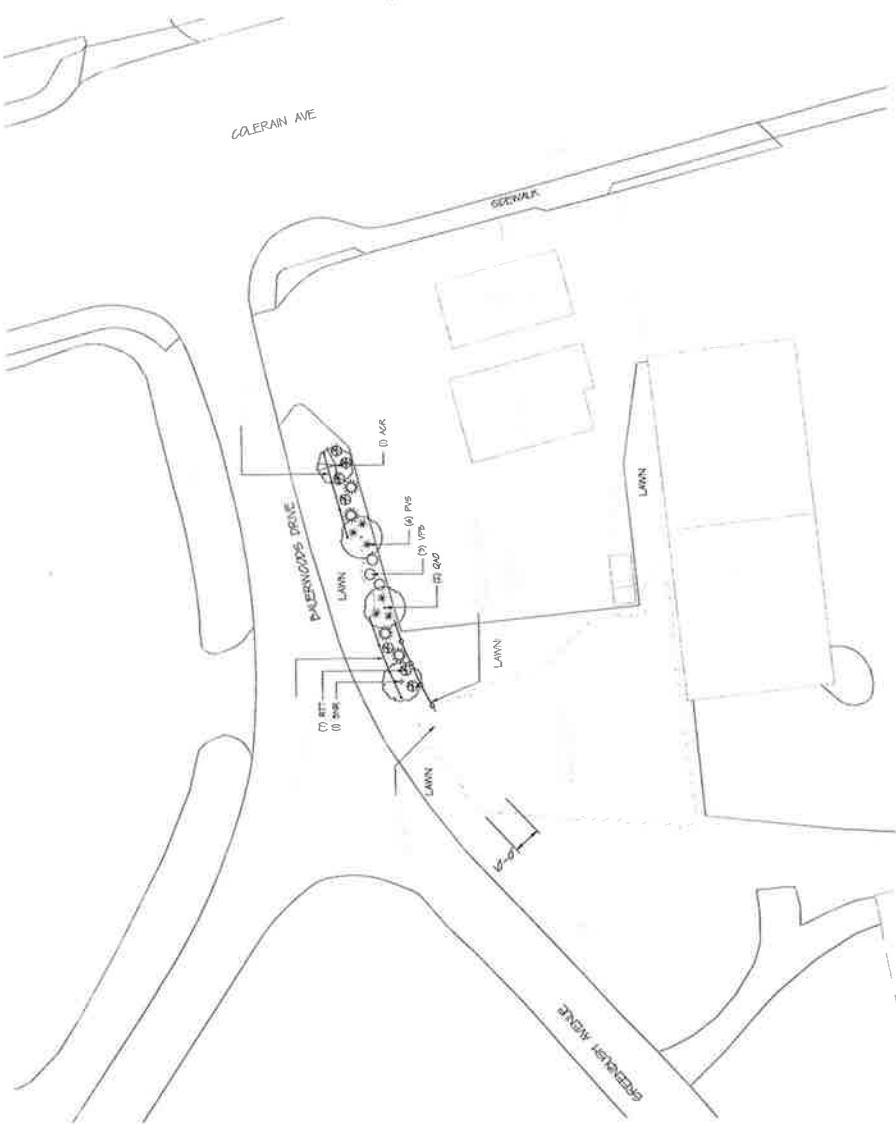
REVISIONS	BAUERWOODS SUBDIVISION, BLOCK 2A		
SECTION-3, TOWNSHIP-2, RANGE-1 COLERAIN TOWNSHIP, HAMILTON COUNTY, OHIO			
Abercrombie & Associates, Inc.			
Civil Engineering, Surveying 3077 Colerain Road, Suite 120 • Cincinnati, Ohio 45228 613-245-5717 • www.abercrombieassociates.com			
1" SCALE	DATE	FILE NO.	DRAWN
1" = 50'	9-27-14	97-2314	1/16
DRAFTED BY: c-1/4			



RIGHT WAY AUTOMOTIVE
LANDSCAPE IMPROVEMENT PROJECT

Issue Date
October 22, 2014
Ref # 14533

Sheet # 7 of 1
Landscape Plan
David M. KUCHIBUCH
Project Number
14533
Scale: 1" = 20'-0"
0 10' 20' 40'
L1
#1 of 1



Common Name	Botanical Name	Plant Key	Size	Qty
Red Maple	Acer rubrum	1	15'-5A	-
Beech Tree	Fagus grandifolia	2	8'-12B	-
Oak Tree	Quercus spp.	3	8'-10C	-
White Pine	Pinus strobus	4	8'-10D	-
Yew Tree	Taxus spp.	5	8'-10E	-
Evergreen Shrub	Euonymus spp.	6	4'-6F	-
Evergreen Shrub	Chamaecyparis spp.	7	4'-6G	-
Shrub	Prunus spp.	8	4'-6H	-
Shrub	Crataegus spp.	9	4'-6I	-
Shrub	Amelanchier spp.	10	4'-6J	-
Shrub	Vaccinium spp.	11	4'-6K	-
Shrub	Thuya spp.	12	4'-6L	-
Shrub	Artemesia spp.	13	4'-6M	-
Shrub	Heuchera spp.	14	4'-6N	-
Shrub	Heuchera spp.	15	4'-6O	-
Shrub	Heuchera spp.	16	4'-6P	-
Shrub	Heuchera spp.	17	4'-6Q	-
Shrub	Heuchera spp.	18	4'-6R	-
Shrub	Heuchera spp.	19	4'-6S	-
Shrub	Heuchera spp.	20	4'-6T	-
Shrub	Heuchera spp.	21	4'-6U	-
Shrub	Heuchera spp.	22	4'-6V	-
Shrub	Heuchera spp.	23	4'-6W	-
Shrub	Heuchera spp.	24	4'-6X	-
Shrub	Heuchera spp.	25	4'-6Y	-
Shrub	Heuchera spp.	26	4'-6Z	-
Shrub	Heuchera spp.	27	4'-6AA	-
Shrub	Heuchera spp.	28	4'-6BB	-
Shrub	Heuchera spp.	29	4'-6CC	-
Shrub	Heuchera spp.	30	4'-6DD	-
Shrub	Heuchera spp.	31	4'-6EE	-
Shrub	Heuchera spp.	32	4'-6FF	-
Shrub	Heuchera spp.	33	4'-6GG	-
Shrub	Heuchera spp.	34	4'-6HH	-
Shrub	Heuchera spp.	35	4'-6II	-
Shrub	Heuchera spp.	36	4'-6JJ	-
Shrub	Heuchera spp.	37	4'-6KK	-
Shrub	Heuchera spp.	38	4'-6LL	-
Shrub	Heuchera spp.	39	4'-6MM	-
Shrub	Heuchera spp.	40	4'-6NN	-
Shrub	Heuchera spp.	41	4'-6OO	-
Shrub	Heuchera spp.	42	4'-6PP	-
Shrub	Heuchera spp.	43	4'-6QQ	-
Shrub	Heuchera spp.	44	4'-6RR	-
Shrub	Heuchera spp.	45	4'-6SS	-
Shrub	Heuchera spp.	46	4'-6TT	-
Shrub	Heuchera spp.	47	4'-6UU	-
Shrub	Heuchera spp.	48	4'-6VV	-
Shrub	Heuchera spp.	49	4'-6WW	-
Shrub	Heuchera spp.	50	4'-6XX	-
Shrub	Heuchera spp.	51	4'-6YY	-
Shrub	Heuchera spp.	52	4'-6ZZ	-
Shrub	Heuchera spp.	53	4'-6AA	-
Shrub	Heuchera spp.	54	4'-6BB	-
Shrub	Heuchera spp.	55	4'-6CC	-
Shrub	Heuchera spp.	56	4'-6DD	-
Shrub	Heuchera spp.	57	4'-6EE	-
Shrub	Heuchera spp.	58	4'-6FF	-
Shrub	Heuchera spp.	59	4'-6GG	-
Shrub	Heuchera spp.	60	4'-6HH	-
Shrub	Heuchera spp.	61	4'-6II	-
Shrub	Heuchera spp.	62	4'-6JJ	-
Shrub	Heuchera spp.	63	4'-6KK	-
Shrub	Heuchera spp.	64	4'-6LL	-
Shrub	Heuchera spp.	65	4'-6MM	-
Shrub	Heuchera spp.	66	4'-6NN	-
Shrub	Heuchera spp.	67	4'-6OO	-
Shrub	Heuchera spp.	68	4'-6PP	-
Shrub	Heuchera spp.	69	4'-6QQ	-
Shrub	Heuchera spp.	70	4'-6RR	-
Shrub	Heuchera spp.	71	4'-6UU	-
Shrub	Heuchera spp.	72	4'-6VV	-
Shrub	Heuchera spp.	73	4'-6WW	-
Shrub	Heuchera spp.	74	4'-6XX	-
Shrub	Heuchera spp.	75	4'-6YY	-
Shrub	Heuchera spp.	76	4'-6ZZ	-
Shrub	Heuchera spp.	77	4'-6AA	-
Shrub	Heuchera spp.	78	4'-6BB	-
Shrub	Heuchera spp.	79	4'-6CC	-
Shrub	Heuchera spp.	80	4'-6DD	-
Shrub	Heuchera spp.	81	4'-6EE	-
Shrub	Heuchera spp.	82	4'-6FF	-
Shrub	Heuchera spp.	83	4'-6GG	-
Shrub	Heuchera spp.	84	4'-6HH	-
Shrub	Heuchera spp.	85	4'-6II	-
Shrub	Heuchera spp.	86	4'-6JJ	-
Shrub	Heuchera spp.	87	4'-6KK	-
Shrub	Heuchera spp.	88	4'-6LL	-
Shrub	Heuchera spp.	89	4'-6MM	-
Shrub	Heuchera spp.	90	4'-6NN	-
Shrub	Heuchera spp.	91	4'-6OO	-
Shrub	Heuchera spp.	92	4'-6PP	-
Shrub	Heuchera spp.	93	4'-6QQ	-
Shrub	Heuchera spp.	94	4'-6RR	-
Shrub	Heuchera spp.	95	4'-6UU	-
Shrub	Heuchera spp.	96	4'-6VV	-
Shrub	Heuchera spp.	97	4'-6WW	-
Shrub	Heuchera spp.	98	4'-6XX	-
Shrub	Heuchera spp.	99	4'-6YY	-
Shrub	Heuchera spp.	100	4'-6ZZ	-

**APPLICATION FOR INFORMAL CONCEPT PLAN REVIEW
OF A PROPOSED ZONE AMENDMENT**

COLERAIN TOWNSHIP ZONING COMMISSION
4200 SPRINGDALE ROAD, CINCINNATI OH 45251
(513) 385-7505

Date of Application: 10/21/14

Request Change From R-5, B-1, PD-B To PD-B

Land Use Map Designation: _____ Area: _____ acres

Applicant: JEFF WEBELER Telephone No.: 513-385-3313

Address: 3579 BLUE Rock RD City, State, Zip: CINCINNATI, OH 45247

Name, address and parcel number of each property owner of record within the area of proposed to be reclassified (use separate sheet if necessary):

- | | | |
|-------------------------|----------------------|----------------------|
| 1. <u>510-0080-0085</u> | <u>510-0080-0080</u> | <u>510-0080-0175</u> |
| 2. <u>510-0080-0086</u> | <u>510-0080-0346</u> | <u>510-0080-0347</u> |
| 3. <u>510-0081-0081</u> | <u>510-0080-0082</u> | <u>510-0080-0366</u> |
| | | <u>510-0080-0367</u> |

Location of property in accordance with County Auditor's Records:

Township: Colerain Book: 510 Page: 0080 Parcel No.(s): 0085

Physical location of property:

3579 BLUE Rock RD., CINCINNATI OH 45247

My (our) interest in the property included in the request is:

Owner ✓ Agent _____ Lessee _____ Optionee _____

Applicant Signature: Jeffrey L. Webler

Address: 3579 BLUE Rock RD. Telephone No. 513-385-3313

No filing fee is required for this informal concept plan review application.

Submit 12 copies of the following: Application, Letter of Intent (see information on the reverse of this page), and Concept Plan with elevations.

(over)

White Oak Gardens Informal Concept Review

October 21, 2014

White Oak Garden Center has been a staple retail business in Colerain Township since the early 1050's. Jeff Webeler took ownership in 1979, over the years with changing demographics and needs within our Township our business has thrived. In 1984 the original two and a half acres was purchased and developed. Since those early years we have developed quite a following and seen a fourfold growth in sales, providing many seasonal and full-time jobs. White Oak Garden Center has twice been voted the best garden and landscape business by readers of the Enquirer and Press Community Papers. White Oak Gardens has become a premiere garden center business not only in Hamilton County, Ohio but also in the Country as a leader in garden retailing, being one of only 4 regional winners in the US for 2014 as Top 100 Revolutionary garden retailers.

Since our move we have expanded by acquiring adjacent properties, many of which were eyesores, along the corridor. Our community has responded favorably to each addition, commenting how nice these improvements add to the overall look of Colerain Township. We are in the beautification business and it is part of our mission to continually add value to our community. Be it our own landscaping efforts or assisting other businesses, churches, schools and residential homeowners, we provide a valuable community service.

With the additional property and our aging, small greenhouse structures in need of replacing, the time is right for us to rethink our entire site and develop plans for current and future growth. This concept presented has many years in the making and feel it represents the best use with minimal disruption to neighboring residential properties.

Presented here is an overall master plan, some of this already exists and some proposed. It is rather complex and may require explanations. I am happy to answer any questions at any time. To follow are some quick highlights of our proposal:

- The private drive portion of Hermes Lane accessible at Blue Rock and Cheviot Roads, next to the Knotty Pine Bar, is a gravel drive that provide access to 4 residential homes, one of which I own and is part of this potential zoning change. This insulates us from much of the surrounding residential neighbors. A site visit may help clarify this point. Discussions with Hamilton County Engineers have looked favorable to our proposed improvements to this portion of Hermes Lane.
- The House at 3622 Hermes Lane is to be utilized as management offices and a landscape design center. The first floor to be management office space and the lower level to be

landscape design studio with a walk out to an outdoor living display area with meandering paths to the front showcasing landscape displays.

- This concept includes ways to keep our site clean and less cluttered. We are proposing to house or screen our hardgood products from open view. The addition of a covered structure and lean-to structure are for this purpose, as well as the need to keep products out of the weather.
- The western most lot is completely non-retail, showing non-retail covered structure and a non-retail growing greenhouse with access to the retail lot via ramp for carts and forklift for staff to restock as needed.
- Street buffer on the corner of Hanley Road and Blue Rock is partially on Hamilton County property and there is a revocable agreement to install landscape the right of way with the Hamilton County Engineers.
- The proposed Greenhouses fronting Blue Rock Road are certainly the biggest expense of this redevelopment. It is state of the art in environmental controls and will allow four seasons of use. These greenhouses are manufactured by Rough Brothers Inc., a Cincinnati manufacturing company that builds greenhouses all over the world.

Being well established at our present location we do not wish to move.

We are out growing our current facility and need to make improvements or risk losing business.

With 35 years owning and operation White Oak Gardens I am planning the next generation to take the helm, my two sons have recently joined our company and look to have them take over ownership at some point in the future. I look at this redevelopment as a long term investment.