

COLERAIN TOWNSHIP ZONING COMMISSION

Minutes

Tuesday, February 21, 2012 - 7:00 PM

1. MEETING CALLED TO ORDER - 7PM. PLEDGE OF ALLEGIANCE. ROLL CALL:
Mr. Taylor – yes, Mr. Lawson – yes, Mr. Westfall –yes, Mr. Temming – yes, Mr. Garber – yes. Both alternates are present.
2. APPROVAL OF MINUTES OF PREVIOUS MEETING: January 17, 2012 Meeting.
Motion by Mr. Temming, 2nd by Mr. Taylor. All aye.
3. PUBLIC ADDRESS. None.
4. FINAL DEVELOPMENT PLAN:
 - A. Circle Storage – Minor Amendment to FDP – REVISED PLAN.
Staff provides presentation.

Tom Abercrombie with Abercrombie & Associates is present. He provides a brief summary of the development plan history. Tonight they are proposing the expansion temporarily parking with some minor changes. Mr. Schneider has made some recommendations. Parking is decreased from 68 to 66. Mr. Abercrombie points out the existing landscaping on site. Mr. Schneider is proposing an additional line of 7ft evergreens to decrease visibility from the r-o-w. Fencing would also be extended. It will be a windscreen fence, the same height of existing fence.

Mr. Schneider, President of Grasshopper Investments, Inc. He refers to the 2005 Comprehensive Plan. He says that businesses like his go through the same process of asking where they want to be in 10, 20 years, planning for the future. Both communities and businesses have to react to changes. In 2005, the Township has expected single family home permits to be 150 per year. In 2011, there was only 40.

His business contributes about \$47,200 taxes annually to the Township. The business is centrally located. The outdoor parking they offer provides a place for storage to prevent zoning violations. He refers to the Good Neighbor Guide from the Planning & Zoning Department's web page and the regulations placed on parking.

The proposed amendment is an example of using underutilized industrial land. This is the highest and best use for this property at this time. The added parking has limited environmental impact on the land and works with surrounding land use, the RV dealership and Rumpke owned land.

He has brought a copy of MSD proposal letters over the past decade. Strategic plans should be done by the Township on the future use of Rumpke owned land and the effect on surrounding property owners – there are only three. Light industrial zoned areas allow outdoor storage.

He is working to maintain and add some new landscaping to the property. He addresses comments by the Board from the last month. He thanked Mr. Taylor for his vote of confidence. He responds with pictures to Mr. Westfall's opinion that the business is tacky. There have been over \$400,000 of taxes since the inception of this business. There is no zoning creep; the land is zoned for light industrial. He wants to meet a community need

and grow his business in this economic climate. He needs to have enough spaces to make the lot work financially.

His property is well maintained. Black top has been repaved, drainage issues handled, landscaping maintained, etc. He describes the quality of his buildings and fences. He hopes that the decision won't be based on opinion, but that the decision will meet the interests of the community. He says that he was surprised with January's outcome. There is no harm to the community.

Mr. Temming requests copies of the MSD estimates.

Mr. Garber says the deadline for the current temporary storage is 2015. He asks if Mr. Schneider can recoup his money in that short time. Mr. Schneider says he is unsure. Mr. Garber points out that the revised proposal only removed 2 parking spots. Mr. Schneider asks why 68 spots is a problem. Mr. Temming explains that the existing 70 is a problem and that is why there a 5-year window was placed on the approval. The purpose of the front building is to block the outdoor storage. Blocking outdoor storage isn't just the view of this Board, but of others too. He acknowledges the complications of MSD/sewer. He suggests that Mr. Schneider put an indoor storage building in place of the front office/warehouse to limit the view from r-o-w and not need sewer. Mr. Schneider says he doesn't have the ability to construct a building, he would need a loan. He does not see a demand for additional indoor storage. He also doesn't know what plans are for the area, in terms of sewer, Rumpke, etc.

Mr. Temming makes the point that there wasn't a new staff report for this revised plan. Before a vote, he would like to see the MSD proposal copies, since it seems to be such a crucial issue, and a copy of the staff report.

Motion by Mr. Temming to continue the hearing until March 2012, until there is a revised staff report and MSD documents, 2nd by Mr. Westfall. No discussion.

Mr. Lawson – yes, Mr. Temming – yes, Mr. Taylor – no, Mr. Westfall – yes, Mr. Garber - yes

5. PUBLIC HEARING: None.

Mr. Garber acknowledges a Boy Scout present for tonight's meeting.

6. INFORMAL CONCEPT REVIEW:

A. 7426 Forfeit Run – R-3 Residential to Commercial.

Applicant, Keith Phelps, 8006 Stoney Ridge Drive, has a small carpet cleaning business, and he began looking for a barn to store vans. Employees usually get into the shop around 8, pick up the work vans, and leave around 3 or 4. Mr. Taylor asks why this location was chosen. Mr. Phelps sees this property daily from his house. It is an eyesore and a convenient location to his home. Mr. Taylor agrees.

Larry Peet, 10529 Mill Road, accompanies the Applicant and speaks specifically on the construction. They will need to go back into the hill a bit but do not want to go far. He references site photos, and he explains the site further.

Mr. Lawson says this will be only for van storage. He says this is spot zoning since it will be surrounded by residential zoning. The zoning remains in place even after his business

may leave. As a general rule, he is hesitant to approve spot zoning. Mr. Peet says the building would be built as a barn. Mr. Lawson says that the first, second users might be fine. But by the third owner, the land may not be used as intended, and cause a nuisance for neighbors.

Mr. Phelps has 4 employees and hope for more. The lot is about 3-4 acres. The floor of the pole barn will be a concrete floor. Access will be via current curb cut which suits their purposes. Mr. Temming asks about the process of bath tubs refinishing. Mr. Phelps explains that they work for apartment complexes and refinish their tubs. No refinishing done on site. When Mr. Temming questions the need for 6,000 sqft, Mr. Phelps adds that there will also be four Mustangs stored in the garage, personal vehicles.

Mr. Temming suggests they come back with more specific plans for resurfacing the driveway and building location. At the public hearing, surrounding neighbors would be present. He notes that interest in rehabbing this property adjacent to I-275 may be limited.

Mr. Phelps says the water on site is via a cistern. Mr. Garber asks how visible it is from the highway; it cannot be seen. Mr. Phelps says that the sheriff sale for the property is in April. There is discussion of how to proceed from this point.

7. OLD BUSINESS: None.
8. NEW BUSINESS: Dr. Roschke announces the decrease in the annual ZC member stipend. There is discussion regarding a recent Enquirer article on the safety of the Colerain Avenue/Springdale Road intersection.
9. ADMINISTRATION: None
10. ANNOUNCEMENTS: None.
11. NEXT MEETING: March 20, 2012.
12. ADJOURNMENT. Motion by Mr. Westfall, 2nd by Mr. Temming. All aye. Meeting adjourns at 8:05PM.

Respectfully submitted:
Susan H. Roschke
Planning & Zoning Administrator

Accepted:
Bruce M. Garber, Chairman

