

COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting
4200 Springdale Road - Cincinnati, OH 45251
May 22, 2014 - 7:00 p.m.

Meeting called to order. Pledge of Allegiance.

Roll Call. Present: Mrs. Smith, Mr. Temming, Mr. Westfall. Mr. Grote was seated.

Approval of Minutes: Motion by Mrs. Smith to approve minutes of March 18, 2014 meeting with correction of meeting date, 2nd by Mr. Temming. Motion carried.

Public Address: None.

Final Development Plan:

- A. Applebee's Northgate Mall - Minor Modification to Final Development Plan (wall signage) - Case No. 92-3.

Staff: Applebee's is updating and reinvesting in their property. Currently, signage is regulated by the Final Development Plan (FDP) from 1992, and the proposed signage is different. Since it is a planned district, they must request a minor modification to the FDP. The wall signage proposed is very attractive and approval was recommended.

Applicant: Brent Fothergill, Integrated Sign & Graphic, 5801 Kingpost Ct., Lexington, KY. In addition to the wall sign, they are changing the awning over the front door.

Zoning Commission: Question was raised about the awning and Mr. Fothergill said the canvas awning will be replaced with a paneled awning placed over the front door.

Board Action: Motion by Mr. Temming to approve the Minor Modification to the FDP as proposed, 2nd by Mr. Grote.

Roll call: Mrs. Smith – aye, Mr. Temming – aye, Mr. Grote – aye, Mr. Westfall – aye.

- B. ZA2001-04 – Forevergreen.

Staff: Case history was provided. The project has a Preliminary Development Plan that was approved on February 22, 2011 and the FDP was originally approved on March 15, 2011. The FDP was set to expire after one year and the Zoning Commission extended the approval to March 19, 2013, at which time the FDP expired. The applicant reapplied for approval of the FDP on March 13, 2014, before the Preliminary Development Plan expired. Aerial view of the site and current operation was provided. It is zoned PD-B. The applicant proposes to build a single story office building with 20 aggregate bins to be filled with landscaping materials. There is a very nice streetscape treatment along Harrison Ave. The parking, landscaping, wall signage and impervious surface meets zoning requirements. The lighting exceeds the maximum illumination permitted. Sidewalks are not included and will have to meet the requirements that were implemented in 2006 by the Trustees. Common open space needs to be designated on the FDP. The large bays shown on the architectural drawings were noted because they are not

typically found on retail/office buildings. Staff recommended approval of the FDP with the following conditions and variance:

Conditions

1. Outdoor storage areas be limited to nursery/landscaping materials;
2. No vehicles shall be stored outside except that (3) single axle vehicles used in delivery of goods sold or used by the landscaping business may be parked at the rear of the site, along the northeast property line, in tandem, and the location of these parking spaces shall be shown on the final development plan;
3. The maximum sign height shall be 10 feet and 150SF;
4. 15% of the site shall be dedicated as open space with an easement per the zoning resolution;
5. A 4' sidewalk shall be installed or the applicant shall pay into the payment-in-lieu of sidewalks fund;
6. Vehicles and equipment shall not be stored in the retail/office building;
7. The plan shall in all other ways comply with the zoning resolution.

Variance

§12.9.4 - Outdoor lighting shall be permitted to be in excess of 2.0 foot-candles as shown on photometric plan.

Applicant: Tony Stephenson, Forevergreen, 7582 Harrison. The reason for the bays in the building is because in the original FDP it was required that they store the bobcat and other equipment inside the building. They misunderstood the timeframe.

Zoning Commission: Mrs. Smith asked are they willing to pay into the sidewalk fund. Mr. Stephenson said that sidewalks don't go anywhere in that area as there is a hillside. He said if they can't install sidewalks, they will pay into the fund. Mr. Temming asked if what they are proposing is what was previously approved and if not, what is different. Mr. Milz said he doesn't recall seeing the lighting plan and building elevations in the previous submission. Mr. Temming asked if approved, when will the project begin. Mr. Stephenson said they have another plan that comes before the Zoning Commission next month which is part of their overall project. Mr. Stephenson said that the old drawing of the building had the same doors. Mr. Temming said he recalls previous discussions that there would be no outdoor storage of vehicles/equipment and about the storage bins. Mr. Temming said he has no problem with the plan and would like to approve what was originally approved. Mr. Milz said that functionally, the plan is the same that was originally approved. Mr. Milz said he added conditions 4, 5 and 6 and that it is preferable that the vehicles and equipment be stored inside. Mr. Stephenson said his understanding was that he was coming before them for approval of the exact same FDP that was previously approved and they want to store the equipment inside the building. Mr. Grote inquired about the single door on the proposed building and what will be sold there. Mr. Stephenson said there will be tools, plants and fertilizer. He said there will be a counter with an office behind it and the bays will be sectioned off where the equipment will be stored. Mr. Milz advised the Commission that they will review another application for the adjacent parcel in June. Mr. Temming asked is there a reason why they can't review both cases at the same time. Mr. Stephenson said it is 2 separate cases, in 2 different stages. Mr. Smith asked what is stored outside and Mr. Stephenson said mulch, rock and top soil that they deliver to their customers. Mrs. Smith asked will the delivery trucks be parked on the site and Mr. Milz said they are permitted to have 3 single axle trucks parked on the site. Mr. Westfall asked if the location of the building is next to the berm and Mr. Stephenson said no and the berm was leveled so that their building can be seen. Mr. Westfall inquired about the adjacent parcels and Mr. Stephenson

said that one of them is a cemetery. Mr. Grote inquired if condition 6 can be deleted and Mr. Milz recommended that it be deleted.

Board action: Mr. Temming made a motion to approve the FDP subject to conditions 1, 2, 3, 4, 5, and 7 and the variance as recommended by staff, 2nd by Mr. Grote.

Roll call: Mrs. Smith – aye, Mr. Temming – aye, Mr. Grote – aye, Mr. Westfall – aye.

Public Hearing: None.

Informal Concept Review: None.

Old Business: None.

New Business: None.

Administration: Training for the Zoning Commission was mentioned.

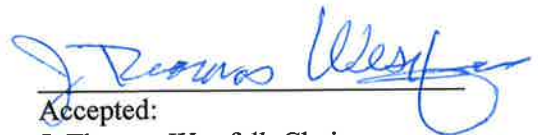
Announcements: None.

Next Meeting: June 17, 2014.

Adjournment. Motion by Mr. Grote to adjourn at 7:50 p.m., 2nd by Mr. Temming. Motion carried.



Respectfully submitted:
Rebecca J. Reno, Staff Secretary



Accepted:
J. Thomas Westfall, Chairman

