

**COLERAIN TOWNSHIP ZONING COMMISSION**

Regular Meeting

4200 Springdale Road - Cincinnati, OH 45251

**March 18, 2014 - 7:00 p.m.**

Meeting called to order: 7:00 p.m.

Pledge of Allegiance.

Roll Call. Present: Mrs. Smith, Mr. Temming, Mr. Trajkovski and Mr. Westfall. Mr. Taylor was absent and Mr. Grote was seated.

Approval of Minutes: Motion to approve minutes of February 18, 2014 meeting by Mr. Temming, 2<sup>nd</sup> by Mrs. Smith. Motion carried.

Public Address: None.

Final Development Plan:

- A. Tuesday Morning, Northgate Mall - Minor Amendment to FDP (wall signage)  
Case No. 92-3 (referenced as Kroger building in approval dated 9/15/93).

Staff: The proposal is for wall signage at the former Border's location at a rate of 1 sq. ft. of wall signage per linear foot of building frontage with a maximum of 150 sq. ft. per tenant and a maximum height of 4 ft. This amount of wall signage is consistent with the comprehensive signage plan approved for the renovations of the Dillard's box. This would apply to the north, west and east elevations with no signage on the south elevation. Wall signage on the building is currently regulated by the 1992 FDP when the building was a Kroger store. Staff recommends approval of the minor modification to the FDP to allow 1 sq. ft. of wall signage per linear foot of building frontage with a maximum of 150 sq. ft. per tenant and a maximum height of 4 ft. per tenant.

Applicant: Julie Wentzel, Accent Signs. Mr. Westfall questioned the sign already in place and Mr. Milz said that sign is in compliance and a permit was issued. Mr. Temming questioned how is the square footage calculated and Mr. Milz said each tenant would be permitted 1 sq. ft. of wall signage per linear of building frontage. Mr. Grote asked is the action only on the north side. Mr. Milz said he'd like to take this opportunity to allow 1 sq. ft. per linear foot of building frontage with a maximum of 150 sq. ft. and a maximum height of 4 ft. for each tenant. Ms. Wentzel said as the regulations currently stand, Tuesday Morning would only be allowed 28 sq. ft. Mr. Milz said that's why he is suggesting that the signage be based on the amount of space each tenant occupies. Mr. Grote asked what is Tuesday Morning and Ms. Wentzel said they sell household items at a discounted price. She added that they got their name because originally they were only open on Tuesday mornings. Mr. Trajkovski asked is signage requested on the south side and Mr. Milz said no.

Board Action: Motion by Mr. Temming to approve minor amendment for Case No. 92-3 as presented by staff, 2<sup>nd</sup> by Mrs. Smith.

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

Public Hearing: None.

Informal Concept Review:

A. 4344 Dry Ridge (Snow's Lake) – R-3 Residential District to B-2 General Business District for development of a new lakefront restaurant/tavern.

Staff: Mr. Milz said Snow's Lake was on the DEMO list and was purchased at auction by the Fehring family. Provided aerial view of the site. To the left is Donaschwauben and to the east is Lowes. Proposal is to situate a new restaurant on the lake side of the property and in order to do this the zoning needs to be changed from residential to business. It has been a restaurant, but was nonconforming. The Lowes property is zoned residential, but the use is commercial. It was a court action order so it creates a difficult situation for them. Lowes is a good corporate citizen. Ideally, with the redevelopment of Snow's Lake, including the Lowes parcel and 2 outlots as part of this zone change would make it more comprehensive, but would be legally difficult. There is a Planned Business Development nearby, which is a medical practice and childcare facility.

Applicant: Mark and Michelle Fehring. They are lifelong residents of Colerain Township. Their objective is to have a good local place to eat that is locally owned. They want to be good neighbors. Since purchasing the property, buildings have been removed and they are working with Hamilton County to repair the banks of the lake. Provided pictures of proposed restaurant. They will keep the lake behind the restaurant. Showed entrances and view from the lakeside; the restaurant will have glass across the back. Showed front elevation and proposed floor plan with a patio out back. Provided interior view. They want to maintain the woods and they are working with Donaschwauben. They will make it a place that Colerain Township is proud of instead of the eyesore it has been.

Zoning Commission: Mrs. Smith asked do they own the property to the right and Mr. Fehring said no, it is owned by Mercy Health. Mr. Temming said he has enthusiasm for the development and asked how many acres does the site have and how many acres will the development occupy. Mr. Fehring said the site has 10.50 acres and the restaurant and lake will occupy about 6 acres. Mr. Temming asked is it their intention to leave the northern rural undeveloped and Mr. Fehring said yes, and added that Donaschwauben drains into the area. Mr. Temming asked what is the timeframe and Mr. Fehring said they'd like to be open in a year. Mr. Temming asked are they going to expand the lake and Mr. Fehring said no. Mr. Temming said he has concern about changing it to B2, and referenced the situation that occurred years ago when there was a zone change request and a group of people who didn't want it were very vocal. He said since the 10 acres borders residence and business, if they go for a PD-B, the Township will say over what goes in. Mr. Temming said he likes the plan, but he's not in favor of a blanket zone change to B2 and thinks that a PD-B classification will go through. Mr. Westfall agreed with Mr. Temming that it should be PD-B. Mr. Trajkovski said he appreciates what they're doing and said that if it's a PD-B zone classification, the residents and Township will have assurance that it won't someday become a gas station as would be permitted if zoned B2. Mr. Trajkovski said there may be some concern raised by neighbors regarding noise and light levels and cited the Steak and Lube restaurant and the loud bands that play there. Mr. Milz said that he thinks that a PD-B zone would be able to address these issues. Mr. Grote asked how far back is the property from the street and Mr. Fehring said about 300 ft. Mr. Grote asked will it remain a paid fishing lake and Mr. Fehring said no. Mr. Fehring described the plans for cleaning up the lake and said it will be rebermed. Mr. Trajkovski asked about the situation with Donaschwauben and Mr. Fehring said they wanted to use the back lot for special event parking and he's hoping they can utilize some of their parking lot instead. Mr. Trajkovski asked will there be bands and Mr. Fehring said not outside, but there will be music

inside. Mr. Grote inquired about the 5 acres for sale and Mr. Fehring said it is the Mercy property. Mrs. Smith asked will seating be more or less than in the previous restaurant and Mr. Fehring said the seating will be about 250 total. Mrs. Smith asked how do the neighbors feel and Mr. Fehring said he's getting positive feedback from the neighbors and some people from the condos have stopped by. Mr. Westfall said he's looking forward to them coming back in with the plan.

Old Business: None.

New Business: None.

Administration: Mr. Milz requested that the May 20, 2014 Zoning Commission be rescheduled because he will be out of town. The meeting was rescheduled to May 22, 2014.

Announcements: None.

Next Meeting: April 15, 2014. Mr. Trajkovski stated that he will be absent from the April meeting.

Adjournment: Motion to adjourn by Mr. Trajkovski, 2<sup>nd</sup> by Mr. Temming. Motion carried.

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Respectfully submitted:  
Rebecca J. Reno, Staff Secretary

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Accepted:  
J. Thomas Westfall, Chairman