

COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting
4200 Springdale Road - Cincinnati, OH 45251
Tuesday, June 17, 2014 - 7:00 p.m.

Meeting called to order. Pledge of Allegiance.

Roll Call. Present: Mrs. Smith, Mr. Taylor, Mr. Trajkovski, Mr. Westfall.

Approval of Minutes: May 22, 2014 meeting. Motion to approve the minutes by Mrs. Smith, 2nd by Mr. Trajkovski. Motion carried.

Public Address: None.

Final Development Plan:

A. ZA2013-05 – BWW/Shoppes of Stone Creek – minor amendment to FDP.

Staff: History was provided. Modifications to the site plan were approved on 7/1/13, 9/17/13 and 12/17/13. The previously approved plan had BWW facing the road. The new proposal rotates BWW 90 degrees so that is now facing the Shoppes of Stonecreek, which now has just 2 users. With changes in the use, the parking requirements were lessened and there is a new parking plan. Major changes are one row of parking on the west side was eliminated and the dumpster was moved to the northwest corner. With the elimination of 2 users, parking in the northeast corner of site has been eliminated and the dumpster enclosure is smaller. Cornice treatment has been added to the architectural design. Staff recommended approval with following condition:

1. The service doors on the left elevation shall be screened from view by dense vegetation.

Applicant: Scott Huber, site civil engineer, Abercrombie & Associates. Apologized for the numerous revisions made on the project. They think they're now where they need to be with the building and site. The primary reason for the revision is they're still battling bad soil conditions on the slope on the north side and it's imperative to relocate the BWW building to minimize foundation impacts on the building. They still need to do more than conventional foundations on the buildings. Tomorrow the entire slope will be excavated with packed fill to get stabilization which the geo tech states is needed in order for the site to be safe. In addition to moving the BWW building, the number of tenants have changed in the Shoppes and there are now only 2. They have modified the parking layout and as a result of previous concerns of the Commission, the size of the spaces has changed. The landscaping will be of the same quality and the footcandles on the lighting have been revised so that they meet the Code.

Zoning Commission: Mrs. Smith asked about drainage. Mr. Huber said there is an existing sanitary sewer that the Shoppes building will use and they have to add a new sanitary sewer for the BWW building and it will be installed by the contractor. He said for storm water, they are able to capture the water to an existing detention basin which was designed to handle the additional water from other developments when installed in 2006 when the site was first developed. Mr. Taylor asked what is the completion date and Mr. Brandy said they're working to open by the end of year. Mr. Taylor asked can the tenants be disclosed and Mr. Brandy said a telephone cell company and a massage service. Mr. Taylor asked are the soil problems natural or a result of the development and Mr. Brandy said both and that they encountered some organic soil that was dumped there. Mr. Trajkovski asked at the dumpster location, is the parking one or two way and Mr. Brandy said a

one way; the trucks will drive in and back out. Mr. Trajkovski asked about outdoor seating and traffic patterns. Mr. Huber said traffic will be one way and that BWW wanted their patrons to have the ability to circle the building. Mr. Trajkovski inquired about parking spaces and Mr. Hubert said his understanding was that the Zoning Commission preferred longer parking stalls and the proposed parking is in compliance with the Code. Mr. Trajkovski how do we control if a business other than a restaurant wants to go in and Mr. Milz said they would have to get a change of user certificate through Zoning and the parking would be checked. Mr. Trajkovski why do they still have a 13 ft. sidewalk and Mr. Huber said it's for the restaurants to have outdoor seating, but it would be an easy adjustment to make to allow 19 ft. parking. Mr. Trajkovski said there are wheel stops at the handicap spaces, but at no other places and Mr. Huber said there will be an integrated 6 inch sidewalk and curb. Mr. Trajkovski inquired about the lighting and Mr. Milz said the new plan is fantastic and meets the Code. Mr. Westfall said he would like for the sidewalk in front of the retail shops to be narrower and the parking stalls longer. Mr. Huber said they are willing to do that.

Board Action: Motion by Mr. Taylor to approve case ZA2013-05 minor modification to FDP with 3 conditions: the request subject to the following conditions:

1. That the Shoppes of Stone Creek building must meet the design standards found in 12.11 of the Zoning Resolution.
2. That the sService doors on left elevation must be fully screened from view.
3. That the sidewalk in front of the Shoppes of Stone Creek shall be reduced from 13 ft. to approximately 10 ft. to in order to lengthen the adjacent parking spaces.

The motion was 2nd by Mrs. Smith.

Roll call: Mrs. Smith – aye, Mr. Taylor – aye, Mr. Trajkovski – aye, Mr. Westfall – aye.

Public Hearing:

- A. ZA2014-02 – Forevergreen, 7582 Harrison Ave. – Preliminary Development Plan to allow the continued operation of existing landscaping business.

Staff: Half of the site was reviewed by the Zoning Commission last month and this month the Commission is reviewing the adjacent parcels on Harrison Ave. Showed existing Forevergreen Landscaping business. History was provided. The property was zoned PD-I and a landscaping company was operating there, however, they never received an FDP before beginning operation. Enforcement action was taken and during the process, the business went bankrupt. Stonybrook Land Co. (Forevergreen) purchased the property and began using it as a landscaping company. The Township received a number of complaints regarding the appearance and while investigating, the zoning mess was discovered. Since it never got an FDP, the PDP expired, so they have to start all over with zoning. Mr. Milz said it's important to note that the PDP addresses uses and building locations and the FDP will address more detailed issues. Mr. Milz provided the criteria required to approve the PDP. Approval of the PDP was recommended subject to the following conditions:

1. That the applicant shall designate 15% as Common Open Space on the property before approval of the FDP and submit a revised copy of the Preliminary Development Plan. An easement must be recorded per Article 9.3.7 of the Colerain Township Zoning Resolution.
2. Buildings shall be permanent in nature. Temporary buildings on the site shall be regulated by Article 10.4 of the Colerain Township Zoning Resolution.
3. Outdoor lighting and outdoor storage areas shall meet the requirements of Article 12 of the Zoning Resolution.

4. That an existing wooded area on the northeast shall be preserved and additional landscaping shall be installed as determined by the Zoning Resolution.
5. That all signage shall comply with Article 12.4 and 15 of the Zoning Resolution.
6. That the design of parking areas shall comply with Article 13 of the Zoning Resolution.
7. That Parking area landscaping shall be installed in compliance with Article 4.6 of the Zoning Resolution.

Applicant: Brian Gobeau, JMA Consultants. They have come on board with Forevergreen to get their use established and approved. They currently have a bulk storage bin, visible from the front and the proposed plan moves all storage bins to the rear so that all bulk storage will be in rear of site. They did not show the open space on the PDP, but it will be shown on the FDP, so that is not an issue. The entire parking surface will be paved and there will be continuous curbs. All storm water management will be reviewed and approved by Hamilton Cty. All parking spaces will be 19 x 9 standard and calculations for the number is based on the number of employees during peak season. There will be 16 double long parking spaces, which is typical for truck and trailer parking. All employees will come to the site and leave their vehicles. The front building will be used for the storage of equipment. There is a 50 ft. buffer between their site and Hunters Ridge and the site will get additional landscaping as recommended.

Zoning Commission: Mr. Trajkovski asked if the equipment is being stored in the shed and Tony Stephenson said 3 additional containers will be added. Mr. Trajkovski inquired about the containers and Mr. Stephenson said they are shipping containers. Mr. Milz said they're not aesthetically please and the other issue with them is related to temporary buildings. Mr. Trajkovski said the containers are not buildings and would be an approved building by Hamilton County or Zoning. Mr. Trajkovski inquired about the water drainage and Mr. Stephenson said there are catch basins at both driveways and Brian said drainage will be reviewed by and will be in compliance with Hamilton County. Mr. Trajkovski expressed concern over lighting and Mr. Milz said that cut off lighting will be recommended and will be addressed in the FDP along with any outdoor storage. Mr. Taylor said that Forevergreen plows his driveway, but that will not no impact on his decision. Mr. Taylor said he prefers not to see storage containers and would like to see a different alternative that would be more permanent. Mrs. Smith asked how about the retail store and Mr. Stephenson said that is separate from this plan; they are separate businesses even though the ownership the common. Mr. Trajkovski asked if the shipping containers cost less than putting up a pole barn. Mr. Stephenson when they moved into the site, they wanted to put their money into the corner and later on down the road they would like to change the containers to a building. He said they want to take his business slow and financially they cannot afford it at this time. Mr. Westfall said if they do what the Zoning Commission requests and they comply with the law, they'll have no problems with operating their business there. Mrs. Smith said what do their neighbors say. Mr. Stephenson said the only person he's aware of who has complained is Mr. Fiedeldej and to his knowledge, none of his neighbors have complained. He said there is a drive thru across the street from them and they've told him they want them to stay. Mr. Taylor said the Commission is trying to help and protect them so that no one can complain. Mr. Taylor said he wants to see them stay there and added that one thing that is good is where the containers will be sited cannot be seen from the road.

Motion to close public input by Mr. Taylor, 2nd by Mrs. Smith. Motion carried.

Board action: Motion by Mr. Taylor to approve case ZA2014-02 PDP subject to conditions recommended by staff, 2nd by Mrs. Smith.

Roll call: Mrs. Smith – aye, Mr. Taylor – aye, Mr. Trajkovski – aye, Mr. Westfall – aye.

Informal Concept Review: None.

Old Business: None.

New Business: None.

Administration: None.

Announcements: None.

Next Meeting: July 15, 2014.

Adjournment: Motion to adjourn by Mrs. Smith at 8:10 p.m., 2nd by Mr. Taylor. Motion carried.

Respectfully submitted:
Rebecca J. Reno, Staff Secretary

Accepted:
J. Thomas Westfall, Chairman