

**COLERAIN TOWNSHIP ZONING COMMISSION**

Regular Meeting

4200 Springdale Road - Cincinnati, OH 45251

**Tuesday, August 19, 2014 - 7:00 p.m.**

Meeting called to order: 7:00 p.m. Pledge of Allegiance.

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

Approval of Minutes: Motion to approve minutes of July 15, 2014 meeting by Mr. Grote, 2<sup>nd</sup> by Mrs. Smith. Motion carried.

Public Address: None.

Final Development Plan:

A. 6-69 – Jack’s Pets and Shoe Carnival – Minor Modification to Final Development Plan

Staff: The FDP approval for this site was in 1969. The site is located across the street from Northgate Mall and an overview was provided. The site is characterized by a large building set back approximately 300 ft. from Colerain Ave. New wall signage is proposed as part of façade improvements. Jack’s Pets and Shoe Carnival are asking for new signage and because it is a planned development, approval by the Zoning Commission is required. A picture of the new Aldi’s sign was provided. Jack’s Pets is going into part of the space formerly occupied by Michaels next to Aldi’s. Shoe Carnival will be adding a parapet wall and elevations were provided. Shoe Carnival has 100 linear ft. of building frontage and they are requesting 160 sq. ft. of wall signage with double stacked channel letters approximately 8 ft. tall. Jack’s Pets will occupy about 50 linear ft. of building frontage and they are requesting 88 sq. ft. of wall signage. The code allows 1 sq. ft. per linear ft. of building frontage with maximum square footage of 150 and a maximum height of 4 ft. The Shoe Carnival sign is a little too large for what the Township is allowing and the new wall signage at Northgate Mall was referenced.

Staff recommended approval of the Minor Modification to the Final Development subject to the following condition:

1. That the wall sign for Shoe Carnival shall be no larger than 150 sq. ft.

Applicants: Tom Branham, Branham Signs, representing Jack’s Pets. Due to the 300 ft. setback of the building from Colerain Ave., they are asking for 88 sq. ft. of wall signage.

Scott Hull, Hauck Holdings, representing Shoe Carnival. The proposal includes renovation of the existing façade. The signs at Northgate Mall are elevated above the site line of traffic and wires, so they have an advantage. Shoe Carnival has a long name. Asked for the Commission’s consideration of their proposal.

Zoning Commission: Mrs. Smith asked how the signs compare with Aldi’s sign. Mr. Milz said that Aldi’s sign is approximately 4 ft. by 12 ft. high with channel letters and is less than 150 sq. ft. Mr. Grote and Mr. Trajkovski had no questions. Mr. Westfall said he understands their problem, but the Mall was held at 150 sq. ft. and he agrees with the condition recommended by staff.

Board action: Motion by Mrs. Smith to approve the Minor Modification to the Final Development Plan for Case 6-69 as recommended by staff, 2<sup>nd</sup> by Mr. Grote.

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

Public Hearing: None.

Informal Concept Review: None.

Old Business: Mr. Westfall asked about training for the Commission. Mr. Milz said we don't have a budget to bring in McBride, Dale & Clarion, and asked what guidance would the Commission like. Mr. Grote cited the program that he attended last year. Mr. Milz asked if after a meeting would be a good time for the Commission. He said he will check the docket for October.

New Business:

- A. Motion to initiate a Zone Map Amendment – Riverfront District. Mr. Milz said currently the Riverfront District reflects where the 100 ft. hazard flood district was in place decades ago and those lines have moved. As a result, a zone map amendment to modernize the boundaries of the Riverfront District is needed. The uses in the Riverfront District are very restrictive and the areas need to be identified where there is no hazard as well as those that are prone to flood. Sam Leeman, the UC intern, was able to identify those areas. This action will initiate the process. The amendment will then go before RPC, come back to the Zoning Commission and then on to the Trustees.

Board action: Motion by Mr. Grote to initiate a zone map amendment for the Riverfront District, 2<sup>nd</sup> by Mrs. Smith.

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

- B. Motion to initiate a Zoning Resolution Text Amendment – Article/Section 4.4.2 (D). The Resolution cites unnecessary hardship as the standard to determine whether or not a variance is to be granted. It has come to staff's attention that unnecessary hardship is the incorrect standard and it needs to be changed to practical difficulties. In his staff reports, Mr. Milz cites practical difficulties and the text needs to mirror this standard.

Board action: Motion to initiate a zoning resolution text amendment related to Article/Section 4.4.2 (D) by Mr. Grote, 2<sup>nd</sup> by Mrs. Smith.

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

Administration: None.

Announcements: Mr. Milz introduced the new Land Use Planner, Julia Brodsky. She has just graduated from UC with a master degree in planning and has been working with UC's Planning & Design Dept. She will be working Tuesday, Wednesday and Thursday. Mr. Milz advised the Commission that last week the Trustees passed a moratorium on alternative service providers, which are cash checking, pawn brokers and car title loan businesses. As a result, we are unable to issue zoning certificates for these types of business for one year which will allow us to look

at the use and how they are being handled by other municipalities. It's been shown that these types of financial uses have a negative impact on communities. Mrs. Smith asked when will Waycross broadcast the Jonrose update from Mr. Milz and Jason from Waycross said the second weekend in September. Mr. Grote asked for development updates. Mr. Milz said the Shell Station on the corner of Colerain and Springdale is going through a major transformation. The former Carquest has been demolished and soon the rest of the site will be demolished, including the billboard sign. Dunkin Donuts, Popeye's, a convenience store and gas station will be built on the site. Five curb cuts will be removed, making the site more accessible and safe, and there will be improvements to the streetscape. The existing sign will be lowered. Mr. Milz said that Hobby Lobby will be occupying the vacant hhgregg site and the BZA granted more wall signage on the building in exchange for the massive hhgregg sign coming down. In its place will be a 15 ft. pylon sign wrapped in stone at the base. There are 2 different restaurants interested in the Pizza Hut site, but nothing has materialized yet. KFC is building a restaurant at the old Jim & Chuck's Boot Shop location. Mr. Trajkovski asked if there's been any talk with ODOT since the bus benches have been removed and he referenced the bus shelters in Clifton and Mr. Milz said that would be something for the Township to consider. There was discussion about how to address the rest of the signs on Colerain Ave. that over 15 ft. in height. Mr. Milz cited the grandfather issue. He said some of the signs have come down as a result of redevelopment as well as the ability to enforce the rules that we now have. Mr. Westfall thanked the Zoning and Economic Development staff for the hard worked involved for the improvements and development that has taken place.

Next Meeting: September 16, 2014.

Adjournment: Motion to adjourn by Mrs. Smith at 7:35 p.m., 2<sup>nd</sup> by Mr. Trajkovski. Motion carried.



Respectfully submitted:  
Rebecca J. Reno, Staff Secretary



Accepted:  
J. Thomas Westfall, Chairman

