

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting

4200 Springdale Road - Cincinnati, OH 45251

Tuesday, May 19, 2015 - 7:00 p.m.

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

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

Approval of Minutes: Motion by Mr. Taylor to approve minutes of April 28, 2015 meeting, 2nd by Mr. Lauf. Motion carried. Mr. Grote abstained.

Public Address: None.

Final Development Plans:

A. ZA2011-04 – Huntington Bank, Northgate Mall (Minor Amendment).

Staff: Applicant proposes to construct a 3,180 sq. ft. branch office on a previously approved undeveloped pad in outlot #2 at Northgate Mall. Dates of previous approvals were provided along with aerial view of the proposed site and surrounding area. Zone classification is PD-B. Staff findings were provided as follows:

Landscaping:

Streetscape buffer -

- Applicant proposes a curved 15' streetscape buffer along Colerain Avenue where 15' is required.
- Applicant proposes 5 shade trees in the streetscape buffer on Colerain Avenue where 5 are required.
- Applicant proposes that the five Shademaster Honey Locust trees planted in the streetscape buffer to be 2" DBH where a minimum of 2.5" DBH is required.
- As part of the landscaping requirement in the streetscape buffer, the applicant proposes stone mulch to line up against the ROW (details show on plan).
- The Zoning Resolution states that shrubs and hedges shall be planted at a minimum height of 36", however the applicant does not specify the height at time of planting for various shrubs proposed, only the height at maturity.

Parking Area -

- Per Section 14.6.1 of the Zoning Resolution, a minimum of 15% of the parking area shall be landscaped. The applicant proposes 4,462 SF of the parking area to be landscaped when only 3475.9 SF is required.
- Applicant proposes a minimum width of 9' landscaped islands in the parking area where a minimum width of 9' is required.
- Applicant proposes 8 trees in the parking area where 6.3 trees are required.
- Applicant proposes 20 shrubs where 18.8 are required.

Lighting:

- Applicant proposes a maximum average illumination across the property of 7.1 fc where the maximum average permitted is not more than 2.0 fc.
- The Zoning Resolution requires light posts to not exceed a height of 24' for cut-off fixtures. It is not clear from the plans, the proposed height intended.

Signage:

- Applicant proposes a 6'X 8'1" illuminated monument sign to be placed on the south-east portion of the lot.
- Wall signage proposed are 28.4 SF wall signs on the north, east and south elevation and 29.4 SF wall sign on west elevation. The Code allows walls signs at a ratio of 1.0 SF for each linear foot of building frontage.
- Directional signage is proposed throughout the site for navigation of vehicles.

Parking:

- Applicant proposes 47 parking spaces where only 13 spaces are permitted.
- Section 13.3.4(A)(2) states that an applicant may provide additional spaces but shall be required to provide a minimum of 20 percent landscaping coverage within the parking area. The applicant meets that requirement with 4,462 SF proposed when 4,634.6 SF would be required.
- Applicant proposes 24' drive aisles where 24' is required.
- Applicant proposes 9' X 18' parking stall where 9' X 19' is required.
- Zoning Resolution Section 13.5.1 requires 4 stacking spaces per drive thru lane to be provided for financial institutions. Applicant meets that requirement.
- Stacking spaces shall be a minimum of 10' by 20' in size. The applicant only proposes lanes to be a width of 9'.

Other Considerations:

- Impervious Surface Ratio - The proposed site has an ISR of 60% where the maximum ISR is 75%.
- Dumpsters - Applicant proposes a dumpster enclosure on the south-east side of the property located in the "Service Patio".

Staff recommends approval of proposal subject to the following conditions:

1. Applicant shall state the height and/or DBH of all proposed shrubs and trees at the time of planting and must be within the guidelines of the zoning resolution as it states in Section 14.4.4 - Landscaping Materials
2. Applicant shall adjust the lighting levels proposed to meet the maximum average of 2.0 fc permitted across the property.
3. Applicant shall identify the height of the light poles proposed and to not exceed a height of 24'.
4. Wall signage shall only be permitted on the east and south elevation.
5. Parking stalls shall be adjusted to meet the 9' X 19' requirement per Section 13.4.3 of the resolution.
6. Applicant shall meet the 20% parking area landscaping coverage requirement given they exceed the permitted parking amount.

Applicant: Matt Gramza, Project Manager, representing Huntington Bank. Also present were Jeff Stogner, Huntington Bank and the architect. With regard to condition 2 for site lighting levels, for the ATM and drive thru, they need security lighting, so they'd like the ability to raise the light levels in that location. Also, the existing mall lighting is very tall which they have no control over, so they'd like to increase lighting around the perimeter of the building. Regarding condition 4 for wall signage, due to the visual access on Colerain with the overpass, they are asking to keep signage on the north side of the building as well as wall signs on the south and east sides.

Zoning Commission: Mrs. Smith asked for clarification of the number of parking spaces they are proposing and Mr. Gramza said 47 and added that a portion of those are for shared parking on the west side of their building with Ulta. Mr. Lauf asked if 47 is adequate and he said yes. Mr. Taylor asked what is the size of the building and he said 3,180 sq. ft. Mr. Gramza said their first submission was for less, however, although the footprint hasn't changed, they decided they needed more office space, so they converted the court yard into office space. Mr. Gramza said

the stone mulch matches the existing streetscape. Mr. Taylor said brighter lights makes sense for safety reasons. Mr. Taylor said signage is an issue in the Township, however, the wall sign on the north side makes sense. Mr. Gramza said the total sq. ft. for the 4 wall signs shown on their application is still under the sq. ft. that the Zoning Code allows and reiterated that they're willing to remove the sign on the west side facing the mall. Mr. Grote expressed concern for safety in relation to the parking immediately to the west of the drive thru kiosk because of the traffic flow in that area. Mr. Gramza said there is a double row of parking in front of Ulta and these spaces are required for the shared parking agreement. Mr. Taylor asked how many employees will they have and where will they park. Mr. Stogner said there will be 9-10 employees. It was noted that the parking area of concern could be a good place for employees to park. Mr. Milz said that the Zoning Commission discussed the parking issue in length at their November 20, 2014 meeting and there was discussion about changing the configuration, but Ultra required the parking spaces in that area. Mr. Grote inquired about the dumpster location and Mr. Stogner said it's not a standard dumpster and it will be screened. Mr. Grote asked when will they open and Mr. Stogner said January or February of 2016. Mr. Westfall asked if they would be willing to reduce the size of the wall signage in order to allow signs on 3 walls. Mr. Lauf said he understands their need for the wall signage and thinks it will be a plus for the building and sees no problem with the 38.4 sq. ft. signs on 3 sides. Mr. Westfall said he understand the need for more foot candles at the drive thru and ATM. Mr. Milz said the way the Code is written, the foot candles can be an average. He said that BW3 had requested 40 foot candles and the difference between the proposed 7 and 2 is so minimal that it won't be noticed. Mr. Westfall said the parking on the west side doesn't bother him. Mr. Grote said the staff summary only had 5 conditions, but the presentation listed 6. Ms. Brodsky said she added condition 6 because when the number of parking spaces is exceeded, the Code requires more landscaping. Mr. Milz said the site looks very tight and he doesn't think additional landscaping is needed as recommended by Ms. Brodsky. Mr. Gramza said another reason for keeping landscaping to a minimum is for security reasons.

Commission Action: Motion by Mr. Grote to approve the minor modification for ZA2011-04, Huntington Bank, subject to conditions 1, 3, and 5 as proposed, conditions 2 and 4 revised as follows, and condition 6 deleted:

2. The lighting levels permitted across the property shall be 7.1.
4. Wall signage shall be permitted on the north, south and east elevations with a maximum size of 38.4 sq. ft. on each elevation.

The motion was 2nd by Mr. Taylor

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

Public Hearings: None.

Informal Concept Review:

- A. 3541 and 3551 Banning Rd. – R-6 Residential to B-1 Neighborhood Business District.

Rick Davis, RK Developers, they have been in business since 1980, and have done developments in Colerain Township and Monfort Heights. Their current business is located at 3564 Banning, and they'd like to enlarge the use of their current business. Cited traffic problems at the intersection which could be remedied with redevelopment of the parcels. The Commission was favorable of the concept plan.

Old Business: None.

New Business: Mr. Milz updated the Commission on the Comp Plan. He said in June they will share the results of the focus groups with the business community. Mr. Lauf asked is the Police Dept. involved and Mr. Milz said it is part of the Technical Committee. Mr. Taylor inquired about the nursing home on Livingston and Mr. Milz said that lighting is an issue at the site and he will be doing an inspection at night with a light meter. Mr. Milz said that Sanctuary Pointe is looking very sharp.

Administration: None.

Announcements: Mr. Westfall thanked Mr. Milz for his 2½ years of service to the Township and said he is a professional and the Commission is going to miss him. Mr. Milz said the feeling is mutual. Mr. Milz advised the Commission that his understanding is that there will be a Director and a Deputy Director and that both candidates are very good.

Next Meeting: June 16, 2015. Mr. Taylor said he will not be present.

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

Respectfully submitted:
Rebecca J. Reno, Staff Secretary

Accepted:
J. Thomas Westfall, Chairman