

## COLERAIN TOWNSHIP ZONING COMMISSION

### Meeting Minutes

**Tuesday, October 18, 2016 - 6:00 p.m.**

Colerain Township Government Complex  
4200 Springdale Road - Cincinnati, OH 45251

Meeting called to order at 6:00 p.m.

Pledge of Allegiance.

Roll Call: Present: Mr. Fehring - aye, Mrs. Smith - aye, Mr. Grote - aye, Mr. Taylor - aye.

A Motion was made to Approve Minutes of July 19, 2016 meeting and September 20, 2016 by Mrs. Smith, 2<sup>nd</sup> by Mr. Grote.

Roll Call: Mr. Fehring - aye, Mrs. Smith - aye, Mr. Grote - aye, Mr. Taylor - aye.

Public Address: None.

Final Development Plan:

A. ZA2016-07- S&T Auto, 3330 Compton Rd. -Final Development Plan.

Staff: The Zoning Commission Board heard this case as a Zone Map Amendment and Preliminary Development Plan at the July 2016 meeting and then heard and approved by the Board of Trustees in August 2016. The property is located at 3330 Compton Road and consists of 1.88 acres. The existing zoning was R-6 and was changed to PD-B Planned District Business. The comprehensive plan designates this area as the Colerain Avenue character area dominated by a number of significant commercial nodes making this use fit well within the area. The Land Use Plan identifies this area for general retail and the use of auto detailing would fit that use category. The site plan for the Final Development Plan looks similar to the Preliminary Development Plan and doesn't show many changes. The applicant is proposing to demolish the existing single family residential home and construct a 6000 square foot building with 16 parking spaces and add a new driveway from Compton Road. The applicant proposes to leave the existing dense vegetation as a buffer. The applicant is proposing a new monument sign to be placed near Compton Road, which the applicant will need to obtain a separate sign permit.

There are two issues that do not meet zoning compliance regarding the sidewalk and sidewalk connectors. According to Sections 13.4.2(B) and 13.4.2(C) of the Zoning Resolution the applicant is required to construct a 4-foot sidewalk along a public street or apply for a sidewalk waiver before the Board of Trustees. Staff is recommending that a variance be allowed for the condition to place a sidewalk connector if the applicant gets approval by the Board of Trustees for the waiver of the sidewalk. A landscaping plan was submitted and there are four items that need to be addressed. The first being landscaping materials. All shrubs and hedges need to be at least 36" in height at the time of planting and the applicant is proposing 24" high for 17 shrubs. There is a requirement in the zoning code that states there needs to be a diversity of species used if the planting is under 40 shrubs and the applicant is only proposing one type of shrub. The applicant would be required to landscape a minimum of 1659 sq. ft. of

landscaping per the zoning code and the applicant has proposed 1050 sq. ft. of landscaping. The applicant has not identified landscaping around the proposed signage. The elevation drawings do meet the architectural design standards in the zoning code. The last item to be addressed is in regards to the photometric plan and outdoor lighting along the western property line. This area is heavily buffered and the applicant is just above the requirements of .50. To the west of the property is residential and the requirement would be .10 but with that being Cincinnati Bell staff feels that it is appropriate that the applicant go with the standard .50 footcandles. In one particular location near the most southern proposed lighting fixture (along the access driveway) the plan indicates an illumination of 1.99, which greatly exceeds the 0.50 maximum for a business use and staff feels that light fixture should be moved to the eastside of the driveway in order to alleviate that issue. Additionally, the parking lot when averaged out the measurements within the parking area come out to 2.2 footcandles and the maximum requirement allowed is 2.0 and staff is going to recommend that the Board allow the applicant a variance from that requirement.

Staff is recommending **Approval** with the following Conditions and Variances:

Conditions:

1. Relocate the southernmost light fixture which is proposed for the western side of the driveway to the east side of the driveway in order to alleviate the footcandle overage at the western property line.
2. Meet the requirements of Section 13.4.2(B) Sidewalks along a Public Street or to make an application and receive approval from the Colerain Township Board of Trustees to make a payment in lieu of sidewalks per Township Resolution 40-16.
3. Meet the requirements of Section 14.4.4 Landscaping Materials including but not limited to the height of Shrubs and Hedges which must be at least 36 inches in height at the time of planting and the appropriate diversity of shrubs must be met.
4. Include 609 SF of additional new landscaping to meet the requirement of Section 14.6.1 Minimum Landscaping Requirement for Parking Areas.
5. Comply with the requirements of Section 15.5.4 which requires landscaping around the proposed freestanding signage.

Variances:

1. From Section 12.9 to allow for the average illumination of the parking area to be 2.2 on the basis that the site is well buffered with dense vegetation along the western portion of the property.
2. From Section 13.4.2(C) Walkway Connections to Public Sidewalks to allow the applicant to forego a designated pedestrian walkway connection from the Right-of-Way to the proposed building if the applicant is granted approval for a waiver of the sidewalk requirement by the Board of Trustees.

The Board asked staff and the applicant about the sewer availability for the site.

Staff provided the Board a copy of the letter from the Metropolitan Sewer District dated June 23, 2016 that stated that the sewer availability request for the site had been processed and approved.

Applicant: Scott Huber, Abercrombie & Associates. Mr. Huber explained that he spoke with the lighting consultant about the light fixture of the western side of the driveway. The lighting consultant feels that they would eliminate the footcandle overage if they were to switch out the lighting fixture to match the other light fixtures on the proposed plan. Mr. Huber is asking that this be done before actually relocating the entire light fixture. Mr. Huber explained that the applicant is proposing to plant 24 inch shrubs due to the location being in the parking area and feels the height will be much safer. Mr. Huber is in agreement with the rest of the conditions.

Board: The Board recognized that there could possibly be an expansion on the new building and asked the applicant if they knew when that expansion would take place. The applicant answered that optimistically in three years. The Board asked Staff if the expansion would have to come back before the Board and Staff answered that it would be a major modification and would have to go through the entire



process. The Board asked the applicant if there would be signage on the building. The applicant answered that he would not need a sign on the building because their business mainly comes from dealerships in the area. The Board asked the applicant how they plan to maintain the yard between the building and the applicant stated that they will pay to have the property professionally maintained. The Board asked the applicant if they were okay with landscaping around the monument sign as suggested by Staff and the applicant agreed. The Board asked what the hours of operation will be and the applicant stated that the shop will start around 7 a.m. and work until 6 p.m., Monday through Friday. The Board asked the applicant when they would start the project and the applicant stated they would like to start at the beginning of the new year.

A Motion was made to Approve Case ZA2016-07 with Staff's recommendations except changing the first condition to allow the applicant the option to switch out the light fixtures and striking the third condition and allow a variance to allow the applicant to plant shrubs 24 inches high by Mr. Fehring, 2<sup>nd</sup> by Mr. Grote.

Roll Call: Mr. Fehring - aye, Mrs. Smith - nay, Mr. Grote - aye, Mr. Taylor - aye.

Public Hearings: None.

Informal Concept Review: None.

Old Business: None.

New Business: None.

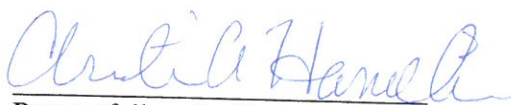
Administration: Staff told the Board that Geoff Milz who was formerly the Zoning Director for Colerain Township was the Township's new Assistant Township Administrator. Staff also wanted the Board to know that they would be looking to fill the vacancy for alternate members.

The Board asked Staff to forward any information regarding the David Allor workshop so that the Board could attend.

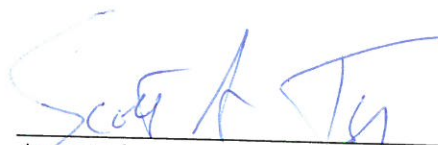
Announcements: None.

Next Meeting: November 15, 2016.

A Motion was made to adjourn the meeting at 6:50 p.m. by Mr. Grote, 2<sup>nd</sup> by Mrs. Smith. Motion Carried.



Respectfully submitted:  
Christina Hamilton  
Planning Administrative Specialist



Accepted:  
Scott Taylor, Chairman

