

## COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting

**Tuesday, December 20, 2016 - 6:00 p.m.**

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

Meeting called to order.

Pledge of Allegiance.

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

A Motion was made to Approve the November 22, 2016 meeting by Mrs. Smith, 2<sup>nd</sup> by Mr. Westfall.  
Motion Carried.

Public Address: None.

Final Development Plan:

A. ZA6-69 – T-Mobile, 9430 Colerain Ave. – Minor Modification to a Final Development Plan.

Staff: This is a request for two sign changes at 9430 Colerain Avenue and is also known as Colerain Commons. The applicant is requesting new signage for the T-Mobile location which currently exists in a multi-tenant building. The first request for signage is on the front of the building which is 25 feet wide. The second request is for the rear of the space which is also 25 feet wide. The front sign that would generally be held to the zoning standards of the width of the building frontage at a ratio of 1 sq. ft. of sign area for every foot of the building width with a maximum of 150 sq. ft. so with 25 feet of building frontage the applicant would be allowed a 25 sq. ft. sign. The existing sign is 52.6 sq. ft. The request is to replace the current sign with a 53.7 sq. ft. sign. Currently, this is a non-conforming sign and the applicant is requesting to replace this non-conforming sign with another non-conforming sign. On the rear of the space the applicant has a non-conforming sign based on the fact that this side of the building doesn't face the right-of-way, meaning that the applicant would need a variance in order to install a sign in this place and is non-conforming as is. The applicant is requesting to place a 14.95 sq. ft. sign where a 15 sq. ft. sign currently exists. The specifics of the front sign are 3'x17'-10 3/4" and the rear sign specifics are 2'-1 1/4" x 9'-11 5/8".

Staff is recommending Denial on both signs based on the following:

1. The Colerain Streetscape Plan recommends the reduction of sign clutter.
2. The policy of the zoning resolution is to eliminate non-conformities at the time of replacement.
3. The proposed sign is larger in proportion to other signs approved for the other businesses in the strip center and out-lot businesses.

The Board asked Staff if the signs were constructed before Colerain Township had a zoning resolution and Staff answered that the multi-tenant building was constructed in 2003 and was before current zoning standards that were put in place in 2006. Staff also answered that the signs were permitted but Staff wasn't sure of the specifics of what was approved. The Board asked if the zoning standards used to allow

for larger signs and Staff answered that based on buildings that were constructed before 2006 that is the assumption.

Applicant: Tommy Reed, Atlantic Sign Company, 2328 Florence Ave, Cincinnati, Ohio. Mr. Reed agrees that the signs they are proposing to change are existing non-conforming signs. The difference in size for the front sign is minimal at 1 sq. ft. The bigger difference in size is the rear sign due to the backer panel that hides the raceway which looks nicer than the current sign. With T-Mobile's rebranding program they would like to have the backer panel pink and smaller white channel letters. Mr. Reed appreciates the zoning resolution and can appreciate the recommendation to deny the proposal, however, the applicant can keep the existing non-conforming signs as long as the client would like. If the Board denies the request to replace the signs, then the applicant will end up doing face changes to the signs and they will remain non-conforming. The applicant is hoping that the Board will allow the changes to conform with the new branding.

Board: The Board asked how long the pink color was in existence as being their branding color. The applicant stated that it has been about a year and it distinguishes them from their competitors. The Board recommended the applicant go back and redraw the signs and make them conforming. The applicant stated that he is going to recommend to the client to reface the sign with pink letters. Staff mentioned that according to the zoning resolution you cannot alter an existing non-conforming sign but can do a face change. The applicant decided that he would talk to the client about doing a face change for both signs rather than replace them. The Board asked if the lighting would change and the applicant answered that the lighting would not change.

A Motion was made to Deny Case: ZA6-69 Minor Modification to a Final Development Plan by Mr. Grote, 2<sup>nd</sup> by Mrs. Smith.

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

Public Hearings:

A. ZA2016-08– Raising Cane's, 9869 Colerain Ave. – Major Modification to a Preliminary Development Plan.

Staff: Based on new information that Staff received for this application, Staff is requesting that this case be tabled to the January 17, 2017 meeting. The new information that was received will substantially alter a number of the items that are required in a Preliminary Development Plan. Staff has not seen full drawings and Staff plans to meet with the applicant to go over the changes. The Board asked if the applicant was present and Staff answered that the applicant is not present.

A Motion was made to table Case: ZA2016-08 Raising Cane's, 9869 Colerain Ave. until Staff determines an appropriate time for the case to be heard by Mr. Westfall, 2<sup>nd</sup> by Mr. Fehring.

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

Informal Concept Review: None.

Old Business: None.

New Business: None.

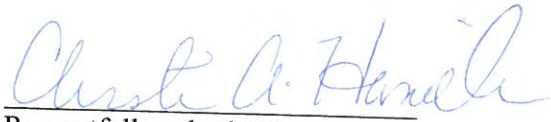
Administration: 2017 meeting calendar.

Announcements: Staff discussed that there will be a new alternate board member, Garrett Pace, that will be appointed and sworn in at January's meeting and will be serving until the term expires in December 31, 2018. Staff also mentioned that they had not heard when the David Allor Workshop would be but as soon as they find out will send out emails regarding the workshop. Staff encourages all board members to attend the workshop.

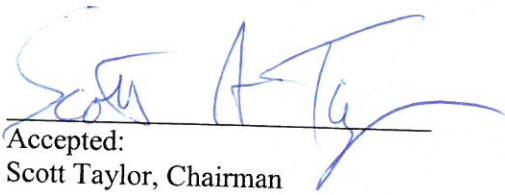


Next Meeting: January 17, 2017

Motion was made to Adjourn the meeting at 6:26 p.m. by Mr. Taylor. Motion Carried.

A handwritten signature in blue ink, appearing to read "Christina Hamilton", written over a horizontal line.

Respectfully submitted:  
Christina Hamilton  
Planning Administrative Specialist

A handwritten signature in blue ink, appearing to read "Scott Taylor", written over a horizontal line.

Accepted:  
Scott Taylor, Chairman

