

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting

Tuesday, February 16, 2016 - 6:00 p.m.

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

Meeting called to order: 6:00 p.m., Pledge of Allegiance.

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

Oath of Office: Mr. Scott Sollmann administered the oath of office to member Mr. Grote.

A Motion was made to approve minutes of January 19, 2016 meeting by Mrs. Smith, 2nd by Mr. Fehring. Mr. Grote abstained. Motion Carried Unanimously.

Public Address: None.

Final Development Plan:

A. 8-88 – Dick's Sporting Goods, 10180 Colerain Ave – Minor Modification to FDP.

Staff: The Minor Amendment to the Colerain Towne Center Final Development Plan proposes to add wall signage to the exterior of the former Hobby Lobby tenant space. This is to provide signage for the Dick's Sporting Goods that will be moving from one space to another within the same strip center. The Final Development Plan was approved by the Zoning Commission in 1998 and until 2004 this space was occupied by Thriftway. At the time, the space transitioned to Hobby Lobby. Dick's Sporting Goods is currently in the process of moving into the space vacated by Hobby Lobby and the façade structure will be constructed in the same manner as the current structure and has already been approved so this minor modification is strictly for signage. The width of the tenant space is 234 feet and the Zoning Resolution would only allow 100 square feet of signage. The proposed sign is 282 square feet. Dick's Sporting Goods is requesting an additional 182 square feet of signage. The Zoning Resolution allows for the height maximum of four feet for the letters. The proposed letters are eight feet for the Dick's portion and 1 foot 7-1/2 inches for "sporting goods" and the proposed width is 28 feet 3-7/8 inches. This signage is comparable to their existing signage. Staff recommendation is approval of the request.

Applicant: Tom Gionni, Image One Industries, Pennsylvania, is representing Dick's Sporting Goods. The letters that will be put on the building are exactly the same as to what is currently existing and will not be changing in size. The plan is to take the existing letters and refurbish them to like new condition and add LED lighting in them making the letters more energy efficient. The new building is roughly 40% more in square footage than what they have currently. The new structure will have a canopy and the signage will be constructed with aluminum composite material with a Teflon coating that is self-cleaning when it rains and the finish is good for 10 years. Mr. Gionni thanked the board for their consideration.

Board: The Board asked why the proposed letters needed to be twice the size of Hobby Lobby's sign. The applicant stated that he is not sure what Hobby Lobby's signage details were but that the current letters have served them well at their current location. The Board wanted to clarify that the sign was not changing as to what is currently existing and the applicant agreed that the size will stay the same. The Board asked staff about the construction that is already taking place and wanted to know if permits were obtained prior to construction. Staff answered that the construction of the tenant space has been approved by zoning and any other permits or processes would go through the Hamilton County Building Department. Staff also replied that the signage had to come before the Zoning Commission because this was a minor modification to the Final Development Plan. The Board asked the applicant when the construction completion date was and the applicant answered late spring or early summer. The Board also asked the applicant if they will be coming back to the board for any other future signs on the west side of the building and the applicant answered that there are no plans for any other signs at this time. The Board asked what the lighting is in the current sign and the applicant stated that he believes the current lighting is fluorescent bulbs which are about 14 amps and that the new lighting will be LED which is about 40% less bright and more energy efficient. The Board commented that the sign looks proportional to the building and is in keeping with the other tenant spaces within the center.

Motion to approve the Minor Amendment by Mr. Grote, 2nd by Mrs. Smith.

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

Public Hearings:

A. ZA2016-01 – Text Amendment to add language to Waste Receptacles 12.5.2

Staff: The Text Amendment to Section 12.5.2 of the Zoning Resolution would to allow for the placement of Waste Receptacles 32 gallons or larger in the front driveway if stored against the house. This placement is currently prohibited. This Amendment was initiated by the Colerain Township Zoning Commission on December 15, 2015 and the Hamilton County Regional Planning Commission heard this case on February 4, 2016 and did recommend approval. The text is adding language to 12.5.2 to read as follows: Waste Receptacles that are 32 gallons or larger in size shall only be permitted in the side or rear yards or in the front driveway if stored against the house. Staff recommends approval of this Text Amendment.

Mr. Taylor opened the public hearing.

Public Address: None

Motion to close public hearing by Mr. Grote, 2nd by Mr. Lauf. Motion carried unanimously.

Board: The Board asked about the larger containers and the recycle bins that Rumpke will be providing with respect to smaller houses. Staff answered that this new Text Amendment will allow for more storage options with respect to the larger containers.

Motion to approve the Text Amendment by Mr. Lauf, 2nd by Mr. Fehring.

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

Informal Concept Review: None.

Old Business: None.

New Business:

A. Initiation of Text Amendment – Signage

Staff: The Board of Zoning appeals requested that the Zoning Commission initiate a Text Amendment regarding Commercial Signage. There have been several cases that have gone through the Board of

Zoning Appeals with the respect to signage and the location on a face of a building which is not facing directly to a right of way. This proposed language would correct what they consider to be a problem within the Zoning Resolution because of the need to grant variances for these types of cases. The Board of Zoning Appeals wanted to articulate that this type of sign would be allowed at the ratio of ½ a square foot rather than at 1 square foot per linear frontage. It should be noted that Section 15.8.2 of the Zoning Resolution looks very similar to Section 15.8.3 and the Board of Zoning Appeals wanted this strategically placed in Section 15.8.3 so that it's identified for B-2, B-3, I-1, SWD, ME, PD-B, PD-I and PD-M districts rather than the districts outlined in Section 15.8.2.

The Board asked for clarification of whether or not the Board of Zoning Appeals wrote the new language or at least had reviewed this language and if they felt that it would help alleviate the cases they are seeing. Staff answered that the Board of Zoning Appeals did review and edit this language before this request was sent to the Zoning Commission. Staff also mentioned that this text hasn't been heard by the Hamilton County Planning Commission but would be after the Text Amendment is initiated.

Board: The Board asked if this was for areas like Stone Creek. Staff answered that Stone Creek is a Planned District and their signage would be addressed in the Final Development Plan. Staff continued that this would address older areas that have out lots or strip centers that have a face of the building that faces a main entry way instead of facing the Right of Way serving the building and business. The Board asked for an example of an existing building that has this issue. Staff answered with the example of the AT&T that is located south of cross county that has the store entrance that faces towards Walmart. AT&T was able to get signage on the Colerain side of the building but was not able to get signage on the south side of the building which is where the main entry way is since this location does not face the Right of Way. AT&T was required to secure a variance for the additional signage for that third side of the building.

Motion to initiate the Text Amendment by Mr. Taylor, 2nd by Mr. Lauf.

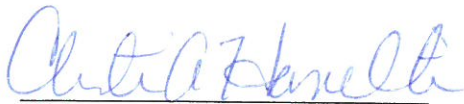
Roll Call: Mr. Fehring – aye, Mr. Grote – aye, Mrs. Smith – aye, Mr. Lauf – aye, Mr. Taylor – aye.

Administration: None.

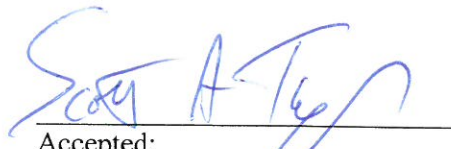
Announcements: None.

Next Meeting: March 15, 2016.

Motion to adjourn at 6:33 p.m. by Mr. Taylor, 2nd by Mrs. Smith.



Respectfully submitted:
Christina Hamilton
Planning Administrative Specialist



Accepted:
Scott Taylor, Chairman

