

COLERAIN TOWNSHIP ZONING COMMISSION

Minutes

Tuesday, March 15, 2016 - 6:00 p.m.

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

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

A Motion was made to approve minutes of February 16, 2016 meeting by Mr. Grote, 2nd by Mrs. Smith.

Roll Call. Mrs. Smith - aye, Mr. Fehring - aye, Mr. Grote - aye, Mr. Westfall - abstained, Mr. Taylor - aye. Mr. Westfall abstained because he wasn't present at the February 16, 2016 meeting.

Public Address: None.

Final Development Plan:

A. ZA2011-04 – First Financial Bank, 3600 block of Springdale Rd., Parcel 510-0103-0248-00

Staff: The purpose of this action is to determine if the proposed Final Development Plan is in keeping with the approved Preliminary Development Plan and the provisions of the Colerain Township Zoning Resolution. This was initiated by Sandy Tenhundfeld with K4 places architecture which is representing TNorthgate Pads Ohio, LLC. This particular Final Development Plan has been done in phases and is zoned PD-B. This is the fifth out-lot out of six and was approved as part of the Preliminary Development Plan. The access to the parking lot is roughly in the same location. The plan shows 86 parking spaces in this particular area that are all paved. The new development will have a significant amount of unpaved landscape as well as a substantial reduction in the amount of parking. The drainage for this site currently goes back into the main parking lot of Northgate Mall and is the anticipated drainage for this site. The lighting plan that was provided includes four decorative light fixtures along Springdale Road that will match the current light fixtures with the streetscape plan. There will be a grass area that will be 15' wide at its narrowest point and widens out to about 20' wide that will have shade trees planted per Colerain Township Zoning Resolution. The overhead utilities are scheduled to be buried underground in the spring that will eliminate the overhead visual clutter in this area.

The floorplan of the proposed building is basic and the majority of customer action will be done through the drive-through, although there is a teller counter on the inside of the building. The exterior building drawings meet the architectural design guidelines for wall offsets, breaks, roofline variations, etc. There will be a graphic on the building that faces Northgate Mall which has been determined that is not a sign and is simply artwork. The building elevation that faces Springdale Road will have signage and their plans also show signs on the East and West elevations that are smaller than the main signage. The sign area allowed is based on the street frontage and all of the square footage of signs combined fall under the maximum amount of signage allowed, however, the applicant is asking for the flexibility to allow them to apply that sign area on different sides of the building. Most of the buildings within the Northgate Mall development have multiple signs on different sides of their buildings. For this application a monument sign is also requested. This sign would meet zoning requirements. Staff recommended that the plan should include some directional signs over the drive through bay areas and the applicant agreed and

submitted plans to show the directional signs. These signage additions still fall below the 72 square foot, which is the maximum amount allowed. The landscape plan provided meets the guidelines of the Zoning Resolution. Staff has worked with the applicant to continue the driveway where the sidewalk currently ends on the corner of the driveway on Springdale Road and will be tying into the parking lot of Northgate Mall. Currently there are trees on both sides of the drive entrance along the road which they are going to retain those trees and keep them to match what is on the opposite side of the driveway.

This proposed plan will require some variances. According to Section 13.3.2 of the Zoning Resolution the maximum number of parking spaces allowed would be 12 spaces. The applicant is proposing 29 parking spaces. A variance would be needed for the extra 17 parking spaces. Since the overall mall spaces are being reduced by this development and the site still maintains the maximum amount of impervious area staff believes that this is a reasonable variance request given that there is a shared parking agreement between all mall properties. Another requirement the applicant has agreed to meet is Section 14.5.1(B) which requires the planting of one shade tree for each 35 feet of frontage. A total of seven additional shade trees need to be added to the landscape plan along the Springdale Road frontage of the property.

Staff recommendation is APPROVAL with the following conditions and variances:

Conditions:

1. That seven additional shade trees be planted along the Springdale Road frontage of the property.
2. That the location of the decorative streetscape lights be moved to the back of the sidewalk on Springdale Road.

Variances:

1. That flexibility be granted in the placement of wall signs per plans submitted.
2. That 17 additional parking spaces be allowed.

The board asked if there was an overall signage plan that Northgate Mall had to address all signs being cohesive and staff answered that after reviewing the Northgate Mall plans and files they did not find any kind of signage plan.

Applicant: Sandy Tenhundfeld, K4 Architecture, is not aware of any signage plan but agrees that their signs will match the overall look of what is currently existing at Northgate Mall that their proposed mounted sign will be similar to the sign that is at McDonald's.

Board: The board asked the applicant if they think traffic will be an issue because of the new development. The applicant stated that their entry is inside of the malls parking lot and would not be any different to the entry of the mall. The board asked about the two remaining parking spaces that are shown on the plan and wanted to know what was going to happen to those two spaces. Staff answered that the two parking spaces are not located on their property but instead on the mall property. The applicant stated that the mall did agree to concede those two parking spaces. The board asked if the graphic image was electronic and the applicant stated that the image is not electronic and would not be internally lit.

Mrs. Smith made a Motion to approve Case: ZA2011-04 with the conditions and variances recommended by staff, 2nd by Mr. Grote.

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

Public Hearings:

A. ZA1998-01 - Discount Tire, 9343 Colerain Ave.

Staff: This is a major modification to a Final Development Plan. The most recent modification was an Armed forces center that was modified to Tumbleweed restaurant and then changed to Show-Me's restaurant. This modification will also include a change of use from a restaurant to an auto retail store. The site has three separate buildings and separate owners that share a common access point. With this

new building there will be a change in the traffic pattern and will include vehicle circulation around the entire building. There is a natural vegetation buffer between this property line and the assisted living facility and staff's suggestion is for Discount Tire to maintain that vegetation since our zoning resolution requires buffering between lots. The zoning resolution requires a pedestrian entrance in the front of the building but the plans do not show an entrance on the front. Instead these standardized plans show two separate entrance on each side of the building. The south elevation has three bays that can service up to six cars and the building has no vehicle access on the north side of the property. Discount Tire is proposing two signs that would be 72 square feet. The sign on the north elevation is not a street frontage side which makes both sign not compliant with the Zoning Resolution. The side that is facing Colerain Avenue is 60 feet and is the narrower side of the building.

There are multiple issues with the development including:

1. Section 9.3.7 requires that the PD-B district contain 15% common open space within the development. Since the entire existing site was constructed prior to this requirement it is non-conforming in this respect. While the entire development consisting of the three parcels is almost entirely covered with buildings or pavement, the proposed Tire Discounter parcel will have about 23% green area which is slightly more than the current restaurant. Section 8.3.1 requires that the maximum lot coverage for a B-2 or B-3 zone be 75%. The proposed lot coverage is 77%, the remainder of the PD-B appears to be almost 100%. While impervious surface is a legal non-conformity for the remainder of the site, staff recommends that the maximum lot coverage for this property be provided with an additional 871 square feet of landscape area.
2. Section 13.3.2 requires 25 parking spaces for the building with a maximum allowance for 28 spaces. (12 spaces for the service bays plus 13 spaces for the remaining 4,296 sf of floor area, plus 10%) 35 spaces are provided which would require a variance for an additional seven spaces. Per number 1 above, some parking could be eliminated to create additional green space. Staff recommends a variance to up to seven parking spaces over the maximum allowance.
3. Section 12.11.1(C) requires that the customer entry be on the street side of the building. The proposed entries are on the North and South sides of the building close to the front corners. An entry facing Colerain Avenue should be required.
4. Section 13.4.2(B) requires a connection from the building to the public sidewalk on Colerain by a pedestrian walkway. Since this currently does not exist, pedestrians must either cross the landscaped area or walk in the main auto entry for the site which is not desirable. A sidewalk along the main entry drive to the parking lot should be required.
5. Section 15.8.2(D)(1) allows for a maximum wall sign area of 1 square foot for each lineal foot of wall frontage. The building has 60 feet of wall frontage facing Colerain Ave. allowing for 60 square feet of wall signs. The proposal is for 72.5 square feet on the Colerain frontage exceeding the allowance by 12.5 square feet. An additional 72.5 square foot sign is proposed on the north side of the building which is not permitted. Staff recommends compliance with the maximum sign area.
6. Section 15.8.2(D)(3) sets the maximum sign area per building at 100 square feet and the proposed total of 145 square feet. A monument sign location is noted on the plan which is allowed for this building at a maximum size of 49 per side square feet and maximum height of 15 feet. No monument sign details have been provided, however staff recommends that this can be reviewed and approved administratively provided that the proposed sign meets all applicable zoning requirements.

Staff is recommending APPROVAL with the following conditions and variances:

Conditions

1. Compliance with the maximum lot coverage requirement of 75%
2. That a sidewalk connection be provided from the Colerain Avenue sidewalk to the parking lot.
3. That wall signs comply with the 60 square foot maximum with flexibility (Variance) to place a sign on the north side of the building.
4. That details be submitted for administrative approval of the monument sign within the size, height and setback requirements.
5. That a customer entry door be provided facing Colerain Avenue.

6. That the existing vegetation between the proposed site and the PDR zone be left undisturbed and enhanced with evergreen trees.
7. That business be conducted in such a way that noise is contained within the building and not cause a disturbance to neighboring properties.
8. That two ornamental lights be installed behind the sidewalk on Colerain Avenue.

Variances

1. That up to seven parking spaces be allowed over the maximum allowance.

Applicant: Todd Mosher, R.A. Smith National representing Discount Tire, is willing to work with staff to add more greenspace in the plan. He proposes changing the gravel/mulch area that is on the proposed plans to include a vegetative foundation planting area that includes flowers and shrubs. Mr. Mosher agrees with staff's recommendation to connect the sidewalk to Colerain Avenue. He also agrees to reduce the sign on the front to 60 square feet and is requesting a variance for the 72 square foot sign on the back side of the building because he feels that it makes the back side match the front of the building making it more cohesive. Mr. Mosher spoke with his client regarding the location of the entry door and they told him it is impossible to add the entry door to the front of the building and is not sure if he needs to request a variance for the location of the entry door. The current plan shows the door facing the public way due to the position of the building. He agrees to maintain the existing vegetation buffer between their site and the PDR zone. With respect to the noise that comes from the building, Mr. Mosher states that the business uses modern equipment and the air guns have a buffer on them to keep audible noise constrained. He also stressed that the business will operate until 6 p.m. and will be closed on Sundays. Mr. Mosher agrees to installing at least one of the ornamental lights that staff is requesting but is not sure about the second light because it would be placed in the right of way.

Mr. Taylor opened the public hearing.

Mr. Westfall made a Motion to close the public hearing, 2nd by Mr. Grote. Motion carried unanimously.

Board: The board asked if this plan had dumpsters and if so where they will be located. Mr. Mosher explained that there is a dumpster area on the southern end of the parking lot and that the structure is a masonry enclosure with commercial metal gates that will match the same materials used for the building that will include a section for trash and a section for recycling. He also clarified that there will be a masonry wall that will help reduce possible noise from the trash being emptied. The board pointed out that the plans show a "dead tire" designated room and asked Mr. Mosher if that storage would ever be kept outside. Mr. Mosher answered that no tires will ever be stored outside which is the purpose for that room and explained that the store will contract a commercial recycling company to empty the tires out of the room for recycling. The board asked the applicant which door would receive the most foot traffic from customers. Mr. Mosher replied the south door due to the way the store is set up with tire displays and the question was raised as to customers not being able to find the entry door. Mr. Mosher explained that there was discussion about flipping the store to have the entry door located on the north side but considered the public's safety with respect to cars coming in and out of the entry way for the other developments on the shared property. The board stressed concerned over the fact that there will not be an entry door to the front. The board is okay with two signs as long as one of the signs is decreased to 60 square feet.

Motion to APPROVE Case ZA1998-01– Discount Tire, 9343 Colerain Ave. by Mr. Westfall, with the following conditions and variances, 2nd by Mr. Grote:

Conditions:

1. That a variance be granted to allow the maximum impervious area to be 77% rather than 75%.
2. That a variance be granted to allow for up to seven additional parking spaces since the proposed use of the Big Lots building may place additional demands for parking on the development and parking is shared among the uses on the site.

3. That the wall sign on the North side of the building not exceed 72 square feet and the wall sign on the Colerain front be reduced in size not to exceed the 60 square feet allowed by section 15.8.2(D)(1) since the building will be clearly visible from the street and the monument sign will give additional visibility.
4. That the existing vegetation along the common property line with the assisted living development be left undisturbed or be enhanced through the planting of evergreen trees.
5. That two ornamental lights be installed behind the sidewalk on Colerain spaced 60 feet apart in accordance with the Colerain Avenue Streetscape Plan.
6. That ample noise reduction measures be incorporated into the plan as to not disturb the bank and assisted living facility to the south of the property and opposite the service bay doors.
7. That a pedestrian walkway shall be installed from the front of the building to the existing public sidewalk on Colerain.

Variances:

1. Table 12-11 - That the illumination levels be permitted to exceed the 0.5 foot candles along the northern and western property lines internal to the commercial development.
2. Table 14-1 – That a minimum 20-foot wide buffer yard shall be permitted adjacent to the PD-R multifamily site to the south where a 40 foot buffer yard is required and that a 10 foot wide buffer shall be permitted adjacent to the B-1 portion of the site to the south where a 30 foot buffer is required, provided that all buffer areas include landscape materials consistent with the Zoning Resolution.

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

Informal Concept Review: None.

Old Business: None.

New Business: None.

Administration: Staff asked the board for two volunteers to participate in a steering committee to help with the update of Colerain Township's Comprehensive Plan by providing periodic feedback to the Zoning Commission. Staff explained that this will consist of a group of about 14 people that will meet on a monthly basis in an informal fashion. Mr. Westfall and Mr. Fehring volunteered to be on the committee.

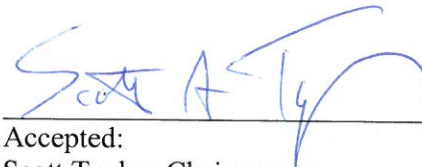
Announcements: None.

Next Meeting: April 19, 2016.

Motion to adjourn at 7:22 p.m. by Mr. Westfall, 2nd by Mr. Fehring.



Respectfully submitted:
Christina Hamilton
Planning Administrative Specialist



Accepted:
Scott Taylor, Chairman

