

COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting Minutes
Tuesday, June 20, 2017 - 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, and Mr. Westfall – aye.

Alternate Mr. Pace was seated to take the place of Mr. Taylor.

Also Present: Staff Jenna LeCount and Alternate Lauf.

Minutes: Mrs. Smith asked about changing the reference of “Rumpke” to “Struble Road Development Company” on the second page of the minutes. A Motion was made to approve the May 16, 2017 meeting minutes as corrected by Mr. Grote and seconded by Mrs. Smith. All were in favor. Motion Carried.

Public Address: Mr. Mark Osborn with Chick-fil-a said that they have worked to get a sign panel on the shopping center sign and have been unsuccessful. He wants a separate freestanding sign which would require a minor modification of their Development Plan. He wanted to know if the sign would be favorably received. Mr. Pace asked how many variances have been received for the development. Mr. Osborn said that he was not sure. There were other sign variances. Mr. Fehring said that other variances have already granted and that he would not be favorable to granting more. Mr. Osborn said that most were related to parking and traffic which helped to solve the accident problem. Other variances were granted before he was involved with the project. Mr. Grote suggested that Mr. Osborn submit the application for review since it is difficult for Zoning Commission to give direction without a specific proposal in front of them.

Case ZA2017-02– Wall Signage – Zoning Text Amendment

Ms. LeCount noted that this is coming as a positive recommendation from the Hamilton County Regional Planning Commission. The amendment eliminates the current four foot height restriction on wall signs. It also allows for signs to be placed on any side of the building but the square foot allowance is staying the same. The ratio is staying the same for size calculations.

The amendment also eliminates high-rise signs from the type of signs allowed. Staff is looking to further modify the language to specifically prohibit high-rise signs. Staff's recommendation is for approval of the amendment with added working in the prohibited sign section to note that high-rise signs are not permitted.

Mrs. Smith asked if section 15.8.3 means that a fee would no longer be charged for signs. Ms. LeCount noted that the elimination of high-rise signs would also eliminate the need for an application and fee for high-rise signs.

Mr. Fehring asked about existing high-rise signs that were no longer being used. Ms. LeCount noted that existing signs would be non-conforming and could have face changes but there would be no new signs.

With no further discussion, Mr. Westfall opened the public hearing. There were no people to speak in favor or against the proposed text amendment. A motion was made by Mr. Grote and seconded by Mrs. Smith to close the public hearing. The motion passed unanimously.

With no further discussion a motion was made by Mr. Grote to approve the proposed text amendment with the condition that additional language be added to clarify that high rise signs are not permitted. The motion was seconded by Fehring.

Roll Call: Mrs. Smith – Aye, Mr. Pace – Aye, Mr. Westfall – Aye, Mr. Fehring – Aye, Mr. Grote – Aye.

Public Hearings: None

Informal Concept Review: None.

Old Business: Mr. Westfall asked when there would be additional training. Ms. LeCount said that the Strategic Plan for the Township called for continuing education. Staff will begin to identify opportunities and timelines next quarter.

New Business: None.

Public Hearings: None.

Informal Concept Review: None.

Old Business: None.

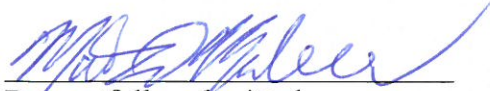
New Business: None.

Administration: None.

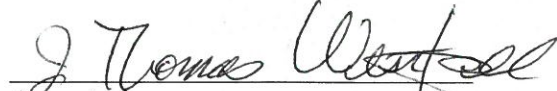
Announcements: None.

Next Meeting: July 18, 2017.

A Motion was made to adjourn the meeting at 6:19 by Mrs. Smith, 2nd by Mr. Pace. All were in favor. Motion Carried.



Respectfully submitted:
Marty Kohler, Senior Planner



Accepted:
J. Thomas Westfall, Chairman

