

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting Minutes

Tuesday, July 18, 2017 - 6:00 p.m.

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

Meeting called to order.

The Pledge of Allegiance was led by Mr. Westfall.

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

Also Present: Staff Jenna LeCount and Marty Kohler and Alternate Garrett Pace.

Minutes: A Motion was made to approve the June 20, 2017 meeting minutes by Mr. Grote and seconded by Mrs. Smith. All were in favor. Motion Carried.

Public Address: None

Case ZA1999-03 – Crossings of Colerain - Final Development Plan

Ms. LeCount noted that this plan had been previously reviewed as a preliminary development in 2016 that included a zone change for a portion of the site. This was the former Biggs Site. Ms. LeCount showed photos of the property and neighborhood. She also showed the Preliminary Development Plan and noted that the site is non-conforming in some respects. The Preliminary plan called for the addition of a strip center and office building. The property has been vacant for several years. The approval of the preliminary plan included six conditions regarding sidewalks, wall signs, freestanding signs, landscaping, and lighting.

The Final Development Plan includes exterior elevations of the proposed strip center and re-facing of the existing shopping center but not the proposed office building. The plan includes landscaping which generally meets the zoning standards with the exception of plant size. The modifications of the existing building do not comply completely with the architectural standards but it is moving it closer to compliance. The rear of the proposed strip center will face the street but will have faux store fronts which meets the architectural standards with the exception of entry door design.

The large existing pylon sign is substantially non-conforming. The applicant applied for a zoning certificate for the alteration of the sign that was denied and appealed to the Board of Zoning Appeals due to the opinion of the applicant that the modifications were not structural. The Board of Zoning Appeals upheld the staff interpretation that the modifications were structural in nature. The current proposal is for the same modification of the sign. The Preliminary Development Plan condition was that the new sign for the property not exceed 15 feet in height and 150 square feet in size. The existing sign could remain with only face changes. This is one of four freestanding signs approved for the property.

Staff's recommendation is for approval subject to the following conditions:

1. That the applicant meeting the requirements set forth in Resolution 61-16 for the approval of the Preliminary Development Plan.
2. All appropriate landscaping elements should be planted at 2.5" caliper and 36" in height as indicated in Section 14.4
3. That the applicant indicate a pedestrian connection between Colerain Avenue and the newly proposed out-lot building fronting Colerain Avenue.
4. That the new pylon sign be a maximum of 15 feet in height and all tenant signage no more than 150 square feet. (as indicated by the June 21, 2016 Zoning Commission decision).
5. That all future wall signage meet the requirements of Section 15.8 of the Zoning Resolution.
6. That the façade of the new strip center conform to the architectural standards in section 12.11.1 of the Zoning Resolution.
7. That the two ground signs indicated on either side of the entry drive from Colerain Avenue comply with the signs approved with the previous Minor Modification to the FDP.

Mr. Grote asked for a clarification for which sign the condition number 4 was pertaining. Ms. LeCount said that this pertains to the large existing pylon and the condition is in keeping with the June 2016 approval that only face changes be allowed and that the sign could be replaced with a 15 foot tall and 150 square foot signs. It is the sign furthest to the south on the property. Mr. Grote asked about the signs referred to in condition 7 and wanted to clarify that the signs could only say "Colerain Crossings" on the face. Ms. LeCount said that that was the intention of the Preliminary Plan approval. Mr. Grote also said that there was a recommendation at the November 2016 meeting to remove the smaller pylon sign. Ms. LeCount said that she thought that the condition was struck by the Zoning Commission.

Mr. Taylor said that he was not sure what the previous approval was for regarding the signs but is in favor of clarify this as a part of the current approval.

Mr. Fehring said that he recalled that one of the signs was to be eliminated. Ms. LeCount said that she would check the meeting video to confirm the action.

Joseph Trauth said that he recalled that both signs were permitted to remain. The focus was on the 11 year vacancy of the property and need to succeed which is depended on signs.

Bob Rothert said that they are updating the landscape plan to meet the plant size requirements. They also may have submitted an outdated lighting plan but the intent is to meet the lighting

requirements. The façade of the proposed strip center will be modified to meet the entry design standards. The entry signs will meet the requirements of the preliminary approval. The large pylon sign would have the top panel replaced and a smaller panel added at the bottom of the sign.

Ms. Smith asked about the number of tenants there would be in each building that would need signs on the pylons. Mr. Rothert said about six tenants for the large building. And about four or five for the strip center.

Ms. LeCount said that she reviewed the video of the November 2016 meeting and the tape skips at the point of the motion for approval. She was unable to determine if both pylons were approved. She recalled that four freestanding signs were approved.

Mr. Trauth said that he recalled that four freestanding signs were approved.

Mr. Grote expressed a concern about the previous approval for the signs. Ms. LeCount said that she can do additional review of the meeting and make corrections to the minutes if necessary. The Zoning Commission can make conditions and modifications to the previous meeting approvals since this is a Planned District. Signs can be addressed at either the Preliminary Development Plan or Final Development Plan stage.

Mr. Trauth said that they are not changing the steel structure of the sign. They are just replacing the sign cabinets. The proposed sign is much better looking.

Mr. Grote noted that Zoning Commission seems to be in favor of the approval subject to the staff conditions with the exception of number 4.

Mr. Taylor said that he agreed but pointed out there is an inconsistency with recommendation one since the signs are a departure from the previous approval. He suggested that the wording be added "except for free standing signage" to correct this.

Mr. Grote suggested that the wording of number four be modified to say that the southern pylon signs be permitted to be refurbished as proposed in the plans. Ms. LeCount suggested that number four be eliminated and number seven be modified to say that the pylon be approved per plans.

A motion was made by Mr. Grote and seconded by Mr. Fehring to approve the Final Development Plan subject to the following conditions:

1. That the applicant meeting the requirements set forth in Resolution 61-16 for the approval of the Preliminary Development Plan with the exception of freestanding signs.
2. All appropriate landscaping elements should be planted at 2.5" caliper and 36" in height as indicated in Section 14.4
3. That the applicant indicate a pedestrian connection between Colerain Avenue and the newly proposed out-lot building fronting Colerain Avenue.
4. That all future wall signage meet the requirements of Section 15.8 of the Zoning Resolution.

5. That the façade of the new strip center conform to the architectural standards in section 12.11.1 of the Zoning Resolution.
6. That the two ground signs indicated on either side of the entry drive from Colerain Avenue comply with the signs approved with the previous Minor Modification to the FDP. In addition the two existing pylon signs be approved as proposed by the applicant.

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

Case ZA2011-04 – Huntington Bank/Northgate Mall – Final Development Plan

Ms. LeCount noted that this is a proposal for the development of out-lot number 2. The Preliminary Development Plan was approved for Northgate Mall in September 2011 and the Final was approved in November 2012 with a minor modification in April 2015. A zoning Certificate was issued in July 2015 and expired in July 2016. There is an open Building Permit for the project but the applicant wanted to make changes to the plan. This would require a new zoning certificate, however since the Final Development Plan was expired, a Zoning Certificate for the changes could not be issued. The revised Final Development Plan needs Zoning Commission approval.

Ms. LeCount showed maps and photos of the property. The applicant e-mailed revised drawings the previous day but the staff has not had time to review those plans to determine if they comply with zoning concerns. The new proposal is very similar to the previous with the exception of the architectural design and size of the building. There were four conditions to the approval of the preliminary development Plan.

1. That a pedestrian circulation plan shall be submitted with the Final Development Plan. (No pedestrian circulation plan was submitted with this FDP application)
2. That a comprehensive sign plan shall be submitted with the Final Development Plan (No comprehensive sign plan was submitted with this FDP application)
3. That all exterior walls of the parking garages, mall building, and out-lots that are visible to the public roadway or oriented towards residential properties shall be designed in harmony with surrounding mall buildings, finished with materials and landscape elements that maintain common architectural character with the buildings they serve, and designed to provide compatibility with off-site land use, and (This condition is not relevant to the proposed Huntington Bank out-lot site)
4. That the remainder of Northgate Mall parcels that are not included in this application shall continue to adhere to the conditions set forth in Resolution #896 (Many of the conditions set forth in this resolution are now not relevant to the Northgate Mall site, generally, and to the Huntington Bank out-lot site, specifically.)

Ms. LeCount reviewed the plan for compliance with the Zoning Resolution. Staff's recommendation is for approval of the proposed Final Development Plan subject to the following conditions:

1. That the applicant submit a pedestrian circulation plan according to the conditions of the Preliminary Development Plan.
2. That the applicant submit an appropriate sign package in accordance with Chapter 15 of the Zoning Resolution and the approved Northgate Mall sign design standards.
3. That the applicant submit a photometric plan which includes calculations for the streetscape lighting and meets the standards of Section 12.9 of the Zoning Resolution.
4. That the applicant meet the Architectural Design Standards of Section 12.11 with respect to the required 3-dimensional cornice treatment for flat roofs.
5. That the applicant reduce the total number of parking spaces to 38 by eliminating the 8 western oriented spaces on the west property line and the space closest to the southwest corner of the site to allow for 30 foot distance from the mall drive isle.
6. That the applicant meet the standards of Section 13.4 with respect to walkway connections to public sidewalks and ensuring that parking spaces are not located within 30 feet of the Mall access drive immediately west of the development area.
7. That the applicant meet the requirements of 13.5.1 of the Zoning Resolution and indicate the appropriate number of total stacking spaces on the Final Development Plan revisions.
8. That the applicant meet the standard of Section 14.5.1 and include five streetscape canopy trees on the Colerain Avenue frontage of the property.

Ms. Smith asked about the stacking space requirement. Ms. LeCount said that the requirement is in section 13.5 and there is a requirement for four stacked spaces for each drive up teller window or ATM.

Jonathan Wocher representing Huntington Bank showed the revised site plan and noted several items that were changed to comply with the code. They are providing a sidewalk connection to the main driveway into Northgate mall but cannot connect to Colerain Avenue due to the grade change. They are working on a revision to the lighting plan to accommodate the streetscape lights. They have revised the parking plan to remove spaces as suggested by staff. This reduces impervious surface. They are having difficulty meeting the street tree requirement due to an easement that prevents planting. They would like to place on in a parking lot island. The site plan indicates four stacking spaces for the drive-up tellers. There is a request for a lane width of nine feet that is a standard that is preferred by Huntington Bank.

Mr. Wocher said that they would like a variance from the cornice treatment requirement. The design is contemporary and has a four inch cornice that defines the roofline. There are no mechanicals on the roof so there is not a need for screening. Wall signs were approved for multiple sides of the building in 2015 and the current request is similar with smaller signs. The ground sign is in the same location as the previously approved sign.

Mr. Fehring noted that he is ok with the 9 foot width on the drive. Mr. Taylor asked staff if the signs meet code. Ms. LeCount said that she has not reviewed the revised proposal for compliance. The kiosk signs need to be considered as additional freestanding signs. Mr. Wocher said that the kiosk signs are not intended to be external advertising. Fred Hawk, Construction Manager for Huntington Bank said that the kiosk signs are for branding and greetings for the customer as they approach the kiosks.

Ms. Smith said that the parking seems to be excessive and asked how this will be addressed. Mr. Wocher said that the revised plan substantially reduces the number of spaces. Ms. Smith asked if the cars exiting the parking spaces will be backing into the flow of traffic. Mr. Wocher said that the spaces that were a concern of staff have been eliminated.

Mr. Grote asked if the perimeter of the parking would be curbed. Mr. Wocher said that it would. Mr. Grote asked about interior directional signs. Mr. Wocher said that there would be some traffic signs. Mr. Grote asked if there would be a dumpster. Mr. Wocher noted the location of a trash collection area and said that the containers are small and would not require access by large garbage trucks. Mr. Grote suggested that Zoning Commission approve the project with the exception of signs but was concerned that it could delay the project. Mr. Hawk said that it would not delay the project but they would like to have the signs approved tonight. He does not think of the kiosk signs as freestanding signs.

A motion was made by Mr. Taylor and seconded by Mr. Fehring to approve the final development plan subject to the following conditions:

1. That the applicant submit a pedestrian circulation plan according to the conditions of the Preliminary Development Plan.
2. That the applicant submit an appropriate sign package in accordance with Chapter 15 of the Zoning Resolution and the approved Northgate Mall sign design standards for monument and wall signs. The kiosk signs as submitted are not considered to be signage for the drive through lanes and approved as submitted.
3. That the applicant submit a photometric plan which includes calculations for the streetscape lighting and meets the standards of Section 12.9 of the Zoning Resolution.
4. That the applicant reduce the total number of parking spaces to approximately 32 by eliminating the 8 western oriented spaces on the west property line and the space closest to the southwest corner of the site to allow for 30 foot distance from the mall drive isle.
5. That the applicant meet the standards of Section 13.4 with respect to walkway connections to public sidewalks and ensuring that parking spaces are not located within 30 feet of the Mall access drive immediately west of the development area. The connection from the main entrance does not need to connect directly to Colerain Avenue.

Mr. Grote expressed a concern about creating a precedent for not including the kiosk signs as being signs.

Roll Call: Mrs. Smith – Aye, Mr. Taylor – Aye, Mr. Fehring – Aye, Mr. Grote – Nay, and Mr. Westfall – Aye.

Public Hearings: None

Informal Concept Review: None.

Old Business:

New Business: Ms. LeCount mentioned that the BZA has received several requests for accessory buildings that exceed the size restrictions. Staff has conducted a survey of neighboring communities and may be making a recommendation to Zoning Commission for an amendment to the requirements. Ms. Smith asked if staff has received any plans for the Lake Gloria project. Ms. LeCount said that staff has not received any plans but noted that the ownership changed about a year ago.

Public Hearings: None.

Informal Concept Review: None.

Old Business: None.

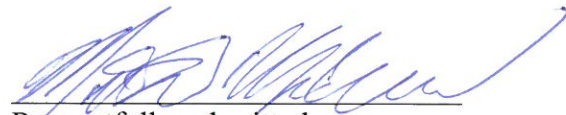
New Business: None.

Administration: None.

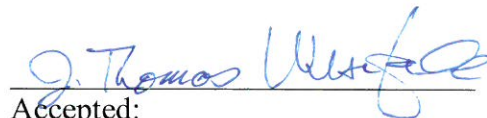
Announcements: None.

Next Meeting: September 19, 2017.

A Motion was made to adjourn the meeting at 8:20 by Mrs. Smith, 2nd by Mr. Taylor. All were in favor. Motion Carried.



Respectfully submitted:
Marty Kohler, Senior Planner



Accepted:
J. Thomas Westfall, Chairman

