

January 30, 2001

Held

This joint meeting of the Colerain Township Board of Trustees and the Zoning Commission was called to order at 7:05 PM, Tuesday, January 30, 2001 by President Diana Lynn Rielage. The Board of Trustees was in full attendance. David Gruelick was not in attendance for the Zoning Commission.

Mr. Wolterman motioned to appoint Frank Birkenhauer acting clerk for the purpose of recording the minutes. Mr. Corman seconded the motion.

Mr. Wolterman	"Aye"
Mr. Corman	"Aye"
Mrs. Rielage	"Aye"

Mrs. Rielage welcomed the members of the Zoning Commission. She stated the purpose of the meeting is to give the Trustees an opportunity to discuss the future of the Township with the Zoning Commission as well as to discuss how to better communicate and set priorities for the upcoming year.

Mrs. Rielage stated that an opening remark by Frank Birkenhauer would be made updating the Board and Commission on development. She added that Mr. Foglesong would like to discuss some issues as well.

Jim Reuter excused himself for personal reasons at 7:10 p.m.

Mr. Birkenhauer discussed the state of retail, light industrial and office development in Colerain Township, stating that for the first time Colerain Township has the third least vacancy rate in the tri-state area at 6% down from over 30% five years ago.

Mrs. Rielage stated, for the record, that it helps for the Commission to state why they voted yes or no on decisions and to provide a rationale for the Trustees.

Mr. Gruelich arrived at the meeting at 7:15 PM.

Mr. Birkenhauer added the importance of being selective in retail development and concentrating on retaining the existing retail and redeveloping the older retail shopping centers. The prime commercial vacant land should be maintained for the purpose of Light Industrial Development in the future.

Mr. Corman stated the need to develop a comprehensive plan for future development of the Township to graphically build a vision of what the Land Use and Zoning Commission together with the Trustees would like to see for our future.

Mr. Birkenhauer added that for the purpose of development, a graphic detailed plan would aid him in recruiting quality development.

Mr. Gruelich asked why the Township does not want to expand multi-family development.

Mr. Foglesong explained that it is a great cost to the Township services and infrastructure. The Township has sufficient multi-family development and must be extremely selective in letting any more in the future.

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Mr. Wolterman stressed the importance of a good plan with green space incorporated into the site. He mentioned the Yacht Club development and that it is much too dense and developments like this one should not be repeated in the community.

Mr. Gruelich stated that he feels a multi-family development that is well planned is a need in the Township.

Mr. Gruelich then asked Mr. Birkenhauer what developers thought of the zoning process and how they were treated.

Mr. Birkenhauer stated that some developers felt as if they were chastised and felt the Commission to be condescending during meetings.

Mr. Salerno stated that sometimes he is more difficult with those who presented a good plan to afford them the opportunity to defend themselves and bring out the positives of the plan.

Mr. Lewis stated that some developers get the sense that some zoning members are against them despite trying his best to be objective.

Mr. Wolterman stated that the debate was of vital importance and a good hearing will allow for disagreements to bring out the good and bad portions of any plan.

Mr. Salerno asked that if something was turned down, if the Trustees were copied on the minutes with an explanation as to why the Zoning Commission voted against the proposal.

Mr. Spriggs stated that yes, the Trustees were copied on all minutes from the Zoning meetings in addition to the Regional Planning Commission reports.

Mr. Salerno stated that it might help if Mr. Birkenhauer would give a report to the Zoning Commission on economic development advantages or disadvantages to commercial projects.

The Trustees agreed that this would be a good idea and instructed Mr. Birkenhauer to do so in future public hearings.

Mr. Foglesong read some of his own concerns as well as those of the Township attorney. He stated the need to understand the Colerain Township Land Use Plan, as accepted locally, before it goes to Regional Planning where it may be different from that which was accepted by the LUAB.

He stated the importance of using staff as an information resource and not hesitating to rely on staff reports authored by Mr. Spriggs and Mr. Baxter who are professional planners.

Mrs. Rielage stated that it was now 9:03 and the two-hour time limit for the meeting is up. She made a motion to adjourn the joint meeting. Mr. Wolterman seconded the motion.

Mrs. Rielage	"Aye"
Mr. Corman	"Aye"
Mr. Wolterman	"Aye"

Mr. Foglesong requested a Liquor permit for the Fraternal Order of Police #84 for the Senior and Community Center on Saturday Feb. 3rd

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Mr. Wolterman motioned to approve the liquor permit. Mr. Corman seconded the motion.

Mr. Corman	"Aye"
Mr. Wolterman	"Aye"
Mrs. Rielage	"Aye"

There being no further business to be brought before the Board, a motion to adjourn the meeting at 9:15 PM was made by Mrs. Rielage and seconded by Mr. Corman.

Mrs. Rielage	"Aye"
Mr. Corman	"Aye"
Mr. Wolterman	"Aye"


 Clerk


 President