

June 11, 2009

Mr. Roger Friedman – Chairman  
Mr. Rich Barrick – Co-Chairman  
Mr. Jerry Thamann – Secretary  
Mrs. Ann Flanagan – Member  
Mr. Bill Mees – Member  
Mr. John Cordell - Alternate

**Item 1. – Meeting called to Order**

Chairman Friedman called the regular meeting of the Zoning Commission to order at 7:00 PM on Monday, June 8, 2009.

**Item 2. – Roll Call of the Board**

Mr. Thamann called the roll.

Members Present: Mrs. Flanagan, Mr. Barrick, Mr. Friedman, Mr. Thamann,

Members Excused: Mr. Mees, Mr. Cordell

Also Present: Greg Bickford

**Item 3. – Approval of Minutes**

Mr. Friedman stated the first order of business was to approve the May 11, 2009 meeting minutes.

Mr. Friedman suggested that the meeting minutes be continued to the July meeting since two members were not present.

**Item 4. – Old Business**

2009-03P2  
Gilligan Oil Company  
8051 Montgomery Road  
PUD II

Mr. Bickford presented the updated case information and the case history.

Mr. Friedman asked if the applicant would like to add anything further.

Mr. Pat Gilligan, President of Gilligan Oil Company – 4030 Smith Road, Cincinnati, OH presented additional information concerning the case.

The board asked questions of Mr. Bickford and the board discussed the issues brought before them.

Mr. Friedman asked if there was anyone from the public this evening that would like to comment on the proposal?

No response.

Mr. Friedman closed the floor to questions and comments from the public and opened the floor to questions and comments from the board.

The board discussed the issues brought before them.

Mr. Friedman entertained a motion to consider Case#: 2009-03P2 as submitted.

Mrs. Flanagan moved to consider Case#: 20090-3P2 with the following conditions:

1. staff report comments be included per the June 3, 2009 revisions
2. dumpster surround must match building
3. applicant must due their diligence to explore the possibility of sharing the dumpster with Bob Evans to realign the parking on the site

Mr. Barrick seconded.

Mr. Friedman asked for any comments.

The board discussed the issues brought before them.

- Flanagan wanted staff comments to be added
- Barrick had issues with proposed sign & setbacks
- Thamann wanted the dumpster location and enclosure to be addressed
- Friedman had concerns with angled employee parking and the location and enclosure of the dumpster

Mr. Thamann called the roll.

Mrs. Flanagan – AYE

Mr. Barrick – NEA

Mr. Friedman – AYE

Mr. Thamann – AYE

Mr. Friedman thanked the applicant for taking the time to work with staff and informed them that the case would now go before the Township Trustees for a final approval.

#### **Item 5. – New Business**

2009-08LASR

7755 Montgomery Road

Cincinnati Capital Properties, Inc.

LASR

Mr. Barrick excused himself from the case due to a conflict of interest.

Mr. Bickford presented the case and the case history.

Mr. Friedman asked if the applicant would like to add anything further.

Mr. Rusty Meyers w/Cincinnati Capital Properties – 455 Wards Corner Road, Suite 300, Cincinnati, OH 45140 presented additional information concerning the case.

The board asked questions of Mr. Bickford and the board discussed the issues brought before them.

Mr. Friedman asked if there was anyone from the public this evening that would like to comment on the proposal?

