

August 12, 2013

Mr. Roger Friedman – Chairman  
Mr. Rich Barrick – Vice-Chairman  
Mr. Tom Kronenberger – Member  
Ms. Anne Flanagan – Member  
Mr. Bill Mees – Secretary  
Mr. Steve Roos – Alternate

**Item 1. – Meeting called to Order**

Mr. Friedman called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, August 12, 2013.

**Item 2. – Roll Call of the Board**

Mr. Mees called the roll.

Members Present: Ms. Flanagan, Mr. Barrick, Mr. Friedman, Mr. Kronenberger, and Mr. Mees

Members absent: Mr. Roos

Staff Present: Greg Bickford and Beth Gunderson

**Item 3. – Approval of Minutes**

Mr. Friedman stated the first order of business was to approve the May 13, 2013.

Mr. Friedman asked for any corrections to the May 13, 2013 meeting minutes.

Mr. Friedman entertained a motion to approve the May 13, 2013 meeting minutes.

Ms. Flanagan moved to approve the May 13, 2013 meeting minutes.

Mr. Barrick seconded.

All voted – yes.

**Item 4. – New Business**

2013-05MA  
Creative Architectural Solutions (LoanMax)  
7711 Montgomery Road  
Major Adjustment to a PUD

Mr. Bickford presented the case and case history in a power point presentation.

Mr. Friedman asked if the applicant was present to speak.

Mr. Steve Mark, of Drummond Financial Services, LLC, representing LoanMax, and Mr. Tim Morrissey, the applicant, of Creative Architectural Solutions, 9394 Montgomery Road, Cincinnati, OH, addressed the board.

Mr. Mark said he was not opposed to making site improvements to the landscaping and building façade if it was requested of them. He did express concern that compliance with all the items noted in the staff report would infringe on the parking.

Mr. Friedman asked if there was anyone present from the public who wished to comment on the case.

Logan Smith, of 7236 Garden Road, Cincinnati, OH 45236, addressed the board. Mr. Smith said he lives near the property in question and often walks to the surrounding local, family-owned businesses. He stated a LoanMax does not belong in their community and could set precedent for similar businesses to move into the area. He requested that the board deny the application.

Ms. Pauline Barthel, of 5953 Winnetka Dr., Cincinnati, OH 45236, addressed the board. Ms. Barthel said in addition to the fact that she opposes this business changing the environment of the community; she is also concerned about safety and traffic patterns. Ms. Barthel asked about the owner of the property.

Mr. Bickford stated to his knowledge the property is owned by Chantilas Properties.

Mr. Mees asked for clarification from Mr. Bickford on what makes this request a major adjustment.

Mr. Bickford answered that the Kenwood/Montgomery Road Corridor SPI Overlay was created to make future developments adhere to certain standards. The proposed use is not a directly permitted use in the overlay district and therefore must be reviewed by the Zoning Commission and approved by the Board of Trustees.

Mr. Barrick asked for clarification on the uses permitted in the overlay district.

Ms. Flanagan asked for Mr. Bickford's opinion on the buffers infringing on parking.

Mr. Friedman asked the applicant what the hours of operation would be.

Mr. Mees asked the applicant for clarification on the use.

Mr. Mark stated the hours and clarified the use.

Mr. Smith commented that this kind of business preys on desperate people bringing them into his neighborhood.

Mr. Barrick asked the applicant if he had considered changes to the plans in response to the staff report.

Mr. Mark said he had considered but did not have anything specific in mind.

Ms. Flanagan asked if he had considered the challenge to the metal façade and cinder block.

Mr. Mark stated he is willing to look at other options and had viewed this hearing as more of a discussion.

