

September 14, 2015

Mr. Roger Friedmann – 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. Friedmann called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, September 14, 2015

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Members Absent: Mr. Roos

Staff Present: Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the July 13, 2015 meeting minutes.

Mr. Friedmann asked for any corrections to the July 13, 2015 minutes.

Mr. Friedmann entertained a motion to approve the July 13, 2015 meeting minutes.

Ms. Flanagan moved to approve the July 13, 2015 meeting minutes.

Mr. Barrick seconded.

All voted – yes.

Item 4. – New Business

2015-17P2
RSL Architecture
7400 Kenwood Road
PUDII

Mr. Holbert presented the case and case history in a power point presentation. The applicant's request includes combining the two tenant spaces in the building into one tenant space for a retail furniture store. Mr. Holbert noted some discrepancies in the Letter of Intent when compared with the submitted plan. He said the applicant proposes signs on all four sides of the building which is not permitted by the Zoning Resolution. He noted the existing signs are non-compliant.

Mr. Holbert showed the site plan and noted the right of way extends into the current parking lot and, therefore, is not compliant with current code. Mr. Holbert noted per the zoning resolution, the building would be permitted one square foot of signage per lineal foot of frontage of the tenant space. Mr. Holbert showed photos of the existing conditions on the site including the existing signs. He stated the

tenant space has 65 lineal feet which would allow 65 square feet of signage. The applicant proposes multiple signs exceeding the maximum allowed.

Mr. Friedmann asked if the applicant was present and wished to speak.

Stan Ladrick, of RSL Architecture, the applicant, 8927 Rossash Road, Cincinnati, OH 45236, addressed the Board. He said the proposal is for the building to remain the same and noted the only reason he was present tonight before Board is because the building had been vacant for some time. Mr. Ladrick stated the proposed use is retail as the building had been before, noting the site is non-compliant with current zoning. Mr. Ladrick said the proposed sign package is much more pleasing than the current box signs and fits better into the Kenwood area.

Mr. Ladrick asked Mr. Holbert how he came up with the sign measurement because he had calculated a smaller number. Mr. Holbert explained how the measurement was taken.

Mr. Ladrick stated on three sides of the building, their proposal would be to change existing signs. He noted the site is unique because it has parking lots behind it.

Mr. Ladrick asked about the note on the staff report regarding a buffer on the south side of the property. He said that would infringe on parking. Mr. Ladrick said the tenant has already signed the lease and the process is holding up the tenant moving in to the space.

Mr. Friedmann and Mr. Holbert noted the case must also be heard by the Board of Trustees.

Mr. Holbert answered the applicant's question regarding the buffering.

Mr. Ladrick pointed out a buffer on the south side is not literally required by the Zoning Resolution.

Mr. Holbert said in this case it was a recommendation to the Board.

Mr. Mees asked for clarification from the applicant on the signage being proposed.

The applicant clarified the proposed signage. Mr. Ladrick said he is willing to comply with current zoning regulations for the sign on the front of the building. He said the request includes removing the signs on the remaining three sides and replacing with a total of four new signs.

Mr. Holbert noted the signage proposed is more than 200 square feet over what is permitted as of right.

Ms. Flanagan asked what kind of furniture the tenant would be selling noting parking concerns.

Mr. Mark Rippe, the property owner, of 8041 Hosbrook Road, Suite 206, Cincinnati, OH 45236, said the tenant would sell one of a kind items including more accessory type furniture than large items. He said the company is based out of California.

Ms. Flanagan asked how their inventory would come into the building.

Mr. Rippe answered it would be delivered through the front.

Mr. Rippe said he did not know that the zoning required Board approval until the tenant tried to apply for permits and that the process has caused a delay. He also noted the median on Kenwood has hurt efforts to rent space.

Mr. Barrick asked if the building extends past the property line.

Mr. Ladrack answered yes based on a survey the building is partially on the adjacent property.

Mr. Rippe stated the problem stemmed from when the site was originally developed.

Mr. Barrick asked about site lighting on the property.

Mr. Rippe said there is lighting under the soffit on the building.

Mr. Barrick asked about the streetscape buffer along the south boundary and if staff had looked at boundary buffer as opposed to streetscape. He asked what would be required.

Mr. Ladrack said he had researched it and thought it would require about two to three trees and about 25 shrubs.

Mr. Mees asked for clarification on staff comments number two and number four.

Mr. Holbert explained what could be reviewed administratively by staff.

Mr. Friedmann closed the floor to comments from the public and the Board discussed the issues brought before them.

Mr. Friedmann entertained a motion.

Mr. Kronenberger made a motion to consider case 2015-17P2 with the condition that the signs be compliant with the current zoning resolution.

Mr. Mees asked if Mr. Kronenberger intentionally excluded the buffer requirement from his motion.

Mr. Kronenberger said he was willing to discuss it noting on some sites it is not possible to bring buffering into compliance.

Ms. Flanagan agreed the signs should and could easily be brought into compliance but the buffer is difficult because the site is such a tight space.

Mr. Barrick said it would not be too difficult to add a few trees but perhaps the Board could be lenient on the shrubs required.

Mr. Barrick agreed the signs should be brought into compliance.

Ms. Flanagan asked if adjacent properties had signs in the rear.

Mr. Holbert answered yes but those were also non-compliant.

Mr. Friedmann stated he did not think the Board should require a full streetscape buffer but allow some buffer to be approved by staff given limitations of the site. Mr. Friedmann said he would be inclined to allow a larger sign in front or smaller sign in front with an additional sign in rear.

Mr. Friedmann suggested modifying the motion to include the requirement of a landscape plan with a combination of trees and shrubs consistent with the boundary buffer requirement to be approved by staff and allow a maximum of two signs not to exceed 111 square feet total.

Mr. Kronenberger and Ms. Flanagan disagreed saying signs should be brought to code.

Mr. Kronenberger amended his motion to approve case 2015-17P2 with the following conditions:

1. All site signage must be compliant with the Zoning Resolution.
2. A landscape plan to include a combination of trees and shrubs consistent with boundary buffer requirements must be submitted and approved by staff.

Ms. Flanagan seconded.

Mr. Mees called roll.

Ms. Flanagan - AYE
Mr. Barrick – AYE
Mr. Friedmann – NEA
Mr. Kronenberger - AYE
Mr. Mees - AYE

Mr. Holbert noted the case would be heard by the Board of Trustees probably October 1, 2015 at a time to be determined.

Item 6. – Trustees Report

Mr. Holbert reported that Case 2015-14MA was still in negotiations and had not yet been approved because of some concerns had by the Trustees. He stated case 2015-16Z had been approved by the Trustees.

Mr. Friedmann noted the date of the next meeting would be Tuesday, October 13, 2015 due to the Columbus Day Holiday.

Item 7. – Adjournment

Mr. Mees moved to adjourn.

Ms. Flanagan seconded.

All voted yes.

Meeting adjourned at 7:45 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant