

TRUSTEES

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**Special Meeting of the Board of Trustees - October 21, 2025 - Public Hearing on
Case CZC-05-6**

1. **Opening of Meeting**
2. **Pledge of Allegiance 6PM**
3. **Meditation (Moment of Silence)**
4. **Public Hearings**
 - a. Public Hearing for a Major Modification to Final Development Plan at 10345 Colerain Avenue, CZC-05-6, Klei Mowers
5. **New Business**
 - Development**
 - a. Resolution Approving or Denying Major Modification to Final Development Plan at 10345 Colerain Avenue, CZC-05-6, Klei Mowers
6. **Adjournment**

PUBLIC HEARINGS

Department: Development

Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Public Hearing for a Major Modification to Final Development Plan at 10345 Colerain Avenue, CZC-05-6, Klei Mowers

Recommend continuing the public hearing.

Rationale:

This public hearing was originally opened on October 14th, 2025 and continued to today's meeting.

KEY NOTES

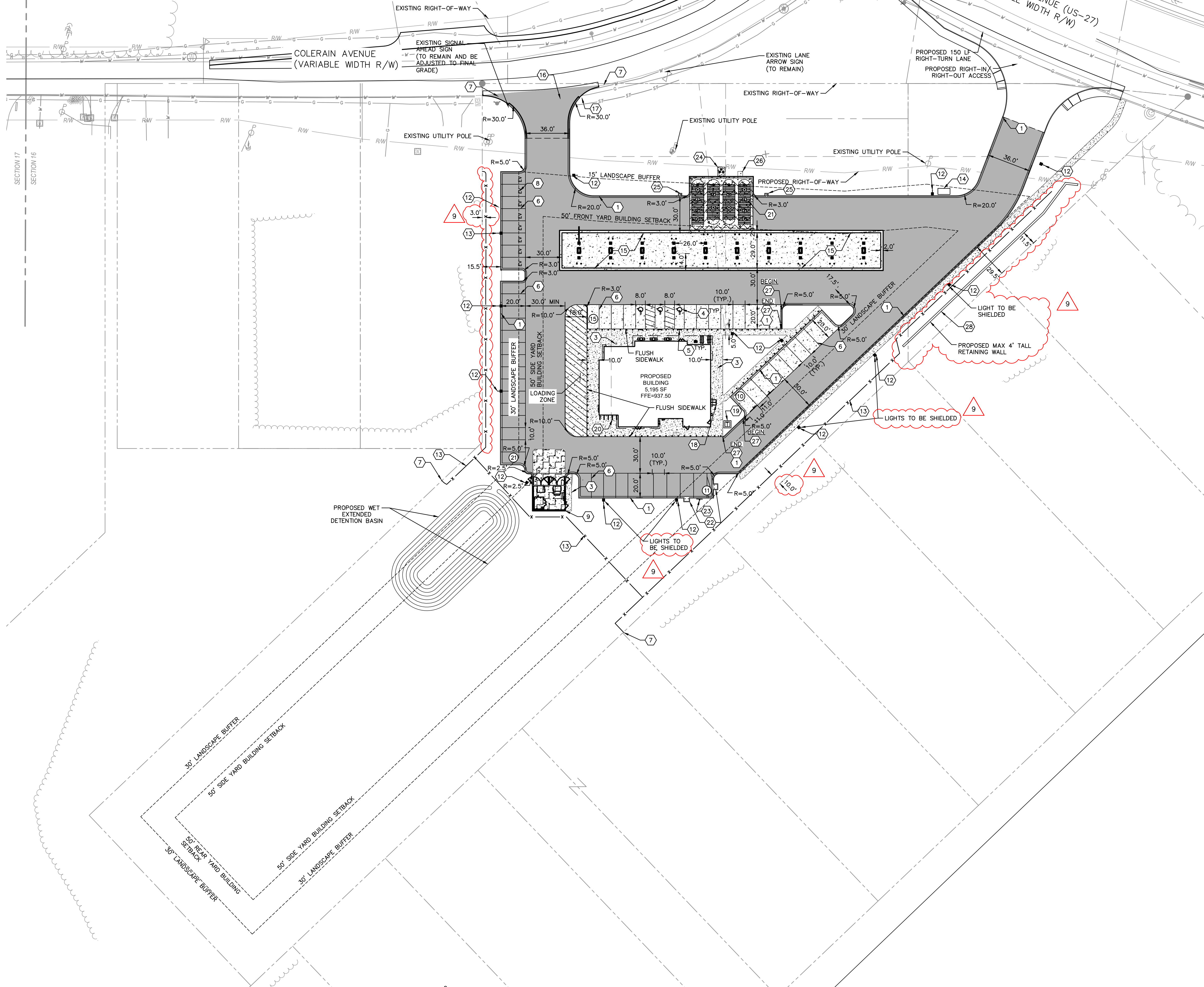
- 6" CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- DEPRESSED CURB AND GUTTER
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 4" WIDE PAINTED SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, FENCE, TYP.
- ELECTRIC VEHICLE PARKING, 10'X20', TYP.
- DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- WHEEL STOP, TYP. (SEE DETAILS) (NOT USED)
- LIGHT POLE SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- 8' WHITE VINYL BARRIER (SEE DETAILS)
- MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- FUEL PUMP CANOPY (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- PROPANE KIOSK (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
- BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- (2) 20K GALLON & (2) 22K GALLON UNDERGROUND STORAGE TANKS
- AIR STATION ON 4'X3' CONCRETE PAD W/ BOLLARDS
- AIR PUMP PARKING SIGN
- VENT STACK WITH REMOTE E-STOP ON 8'X6' CONCRETE PADS W/ BOLLARDS
- EMERGENCY FUEL PUMP SHUTOFF
- 4'X4' CONCRETE OVERFILL ALARM PAD
- TAPER ASPHALT TO FLUSH CURB (SEE GRADING PLAN, SHEET C5.0)
- SITE RETAINING WALL (FOR REFERENCE ONLY, SEE RETAINING WALL DESIGN BY INSTALLER)

GENERAL NOTES

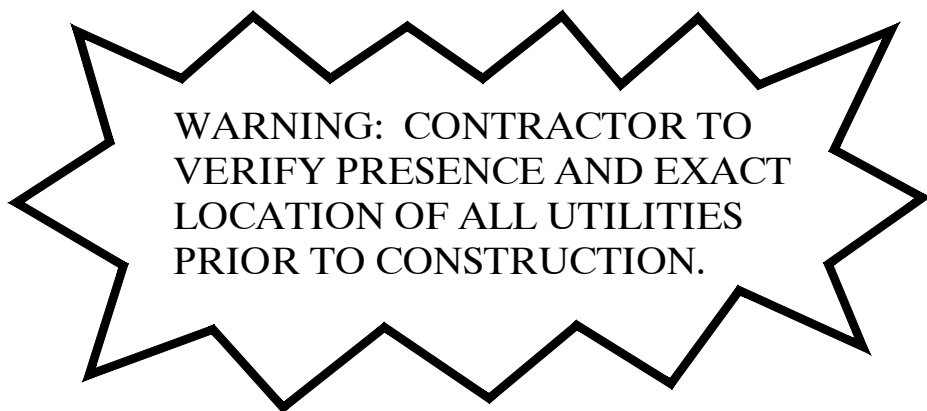
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5'-FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

LEGEND

	EXISTING PROPERTY LINE		PROPOSED SIDEWALK
	EXISTING EASEMENT		PROPOSED ASPHALT PAVEMENT
	EXISTING PAVEMENT		PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	EXISTING BUILDING SETBACK		PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CURB AND GUTTER (SEE DETAIL THIS SHEET)		
	PROPOSED 8'-FT WHITE VINYL BARRIER		

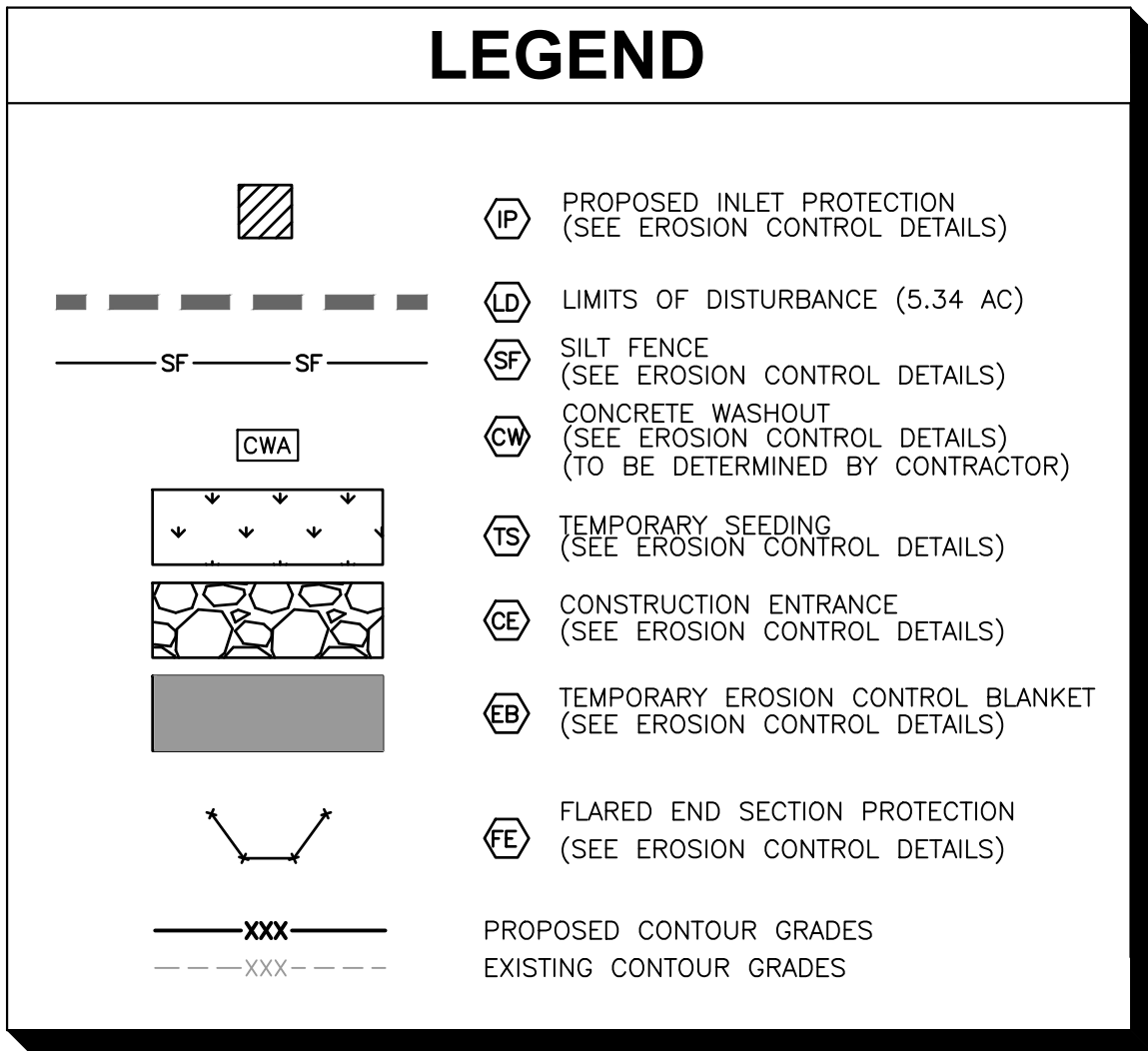


SHEET NUMBER		C3.0	
ORIGINAL ISSUE:		08/14/2024	
KHA PROJECT NO.		190203001	
SHEET NUMBER		C3.0	
WAWA		COLERAIN AVE & STRUBLE RD CINCINNATI, OHIO 45251	
SITE PLAN		Kimley»Horn	
DESIGNED BY: WDS		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM	
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SCALE:		AS NOTED	
SITING UPDATES		DATE	
9	WALK TIE-IN UPDATES	10/8/25	WDS
8	WATER SERVICE UPDATE	7/22/25	WDS
7	SIDEWALK GRADING UPDATES	6/12/25	WDS
6	SIDEWALK GRADING UPDATES	5/7/25	WDS
5	STORM SEWER UPDATES	3/20/25	WDS
4	CANOPY & SANITARY UPDATES	2/3/25	WDS
3	GRADING & SANITARY UPDATES	12/21/24	WDS
No.	REVISIONS		



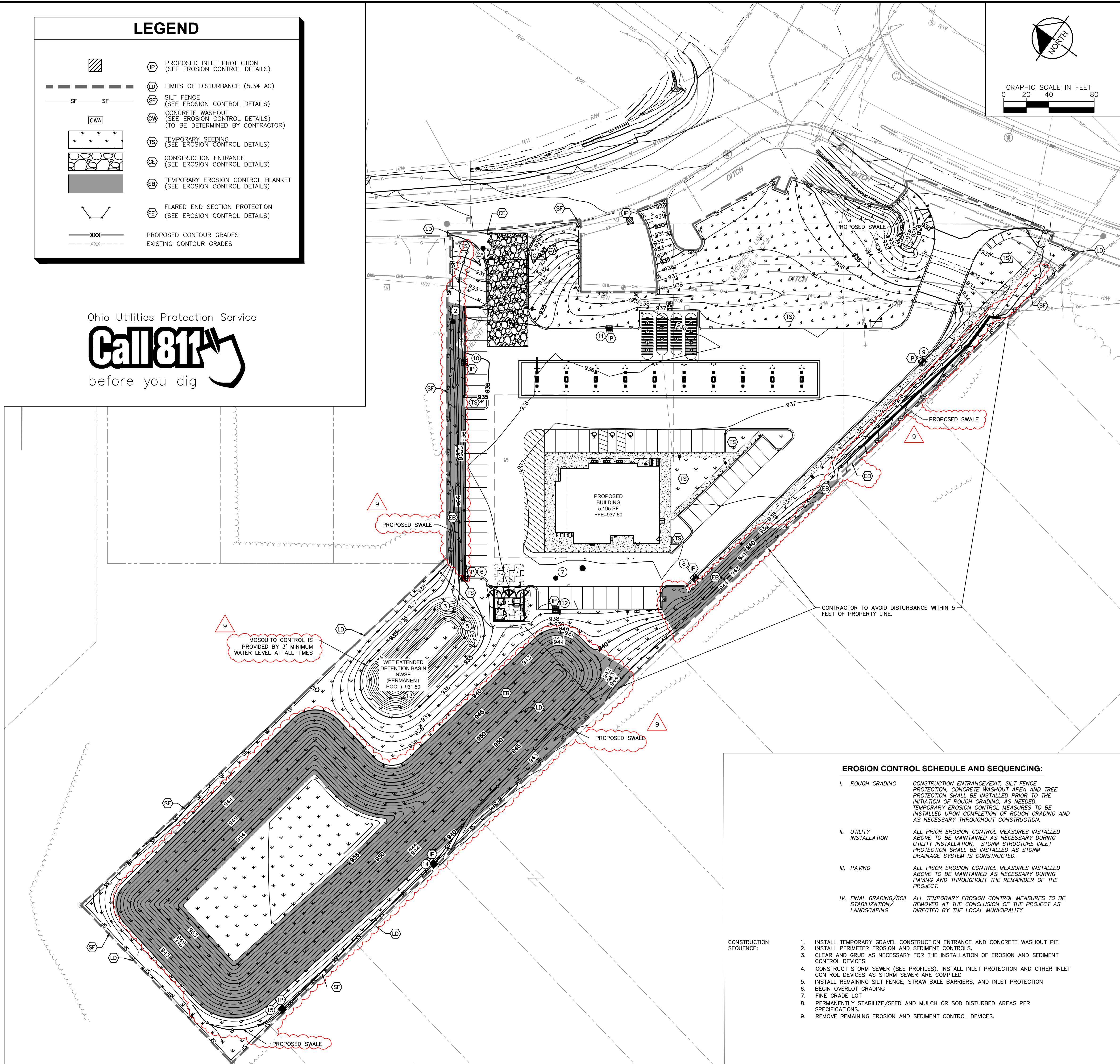
EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER. ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE OEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
- SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.



Ohio Utilities Protection Service

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EROSION CONTROL SCHEDULE AND SEQUENCING:

- | | |
|--|--|
| I. ROUGH GRADING | CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION. |
| II. UTILITY INSTALLATION | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED. |
| III. PAVING | ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT. |
| IV. FINAL GRADING/SOIL STABILIZATION/LANDSCAPING | ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY. |

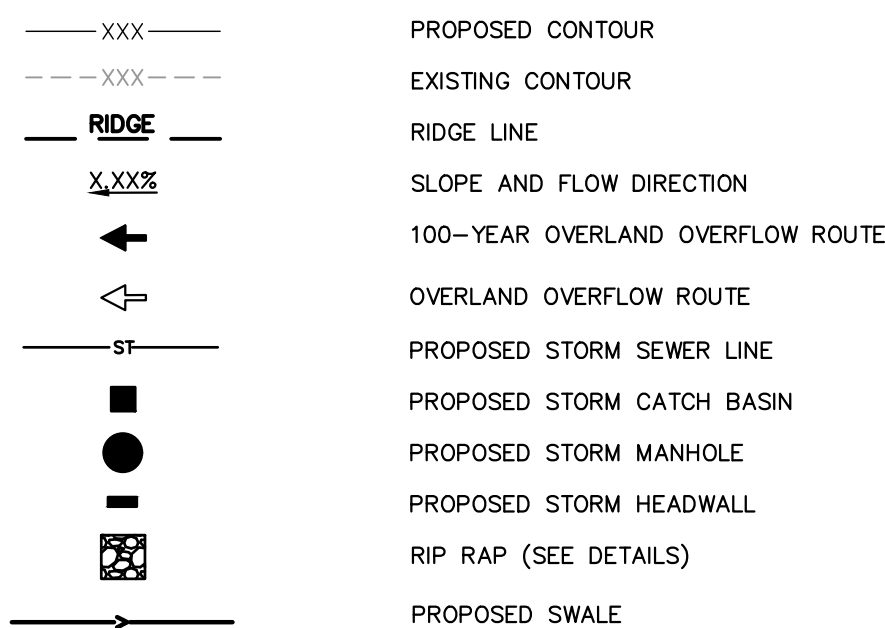
CONSTRUCTION SEQUENCE:

- INSTALL TEMPORARY GRAVEL CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT PIT.
- INSTALL PERIMETER EROSION AND SEDIMENT CONTROL DEVICES.
- CLEAR AND GRUB AS NECESSARY FOR THE INSTALLATION OF EROSION AND SEDIMENT CONTROL DEVICES.
- CONSTRUCT STORM SEWER (SEE PROFILES). INSTALL INLET PROTECTION AND OTHER INLET CONTROL DEVICES AS STORM SEWER ARE COMPLETED.
- INSTALL REMAINING SILT FENCE, STRAW BALE BARRIERS, AND INLET PROTECTION.
- BEGIN OVERLOT GRADING.
- FINE GRADE LOT.
- PERMANENTLY STABILIZE/SEED AND MULCH OR SOD DISTURBED AREAS PER SPECIFICATIONS.
- REMOVE REMAINING EROSION AND SEDIMENT CONTROL DEVICES.

SCALE:	AS NOTED	DESIGNED BY: WDS	DRAWN BY: ACM	CHECKED BY: WDS	No.	REVISIONS			
						DATE	BY		
WAWA COLERAIN AVE & STRUBBLE RD CINCINNATI, OHIO 45251	EROSION CONTROL PLAN PHASE 2	ORIGINAL ISSUE: 08/14/2024 KHA PROJECT NO. 190203001 SHEET NUMBER C4.1	KIMLEY»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM	SITE UPDATES	9	10/8/25	WDS		
					8	7/22/25	WDS		
					7	6/12/25	WDS		
					6	5/7/25	WDS		
					5	3/20/25	WDS		
WAWA COLERAIN AVE & STRUBBLE RD CINCINNATI, OHIO 45251	EROSION CONTROL PLAN PHASE 2	ORIGINAL ISSUE: 08/14/2024 KHA PROJECT NO. 190203001 SHEET NUMBER C4.1	KIMLEY»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43235 WWW.KIMLEY-HORN.COM	SITE UPDATES	4	2/3/25	WDS		
					3	12/21/24	WDS		
					2	10/8/24	WDS		

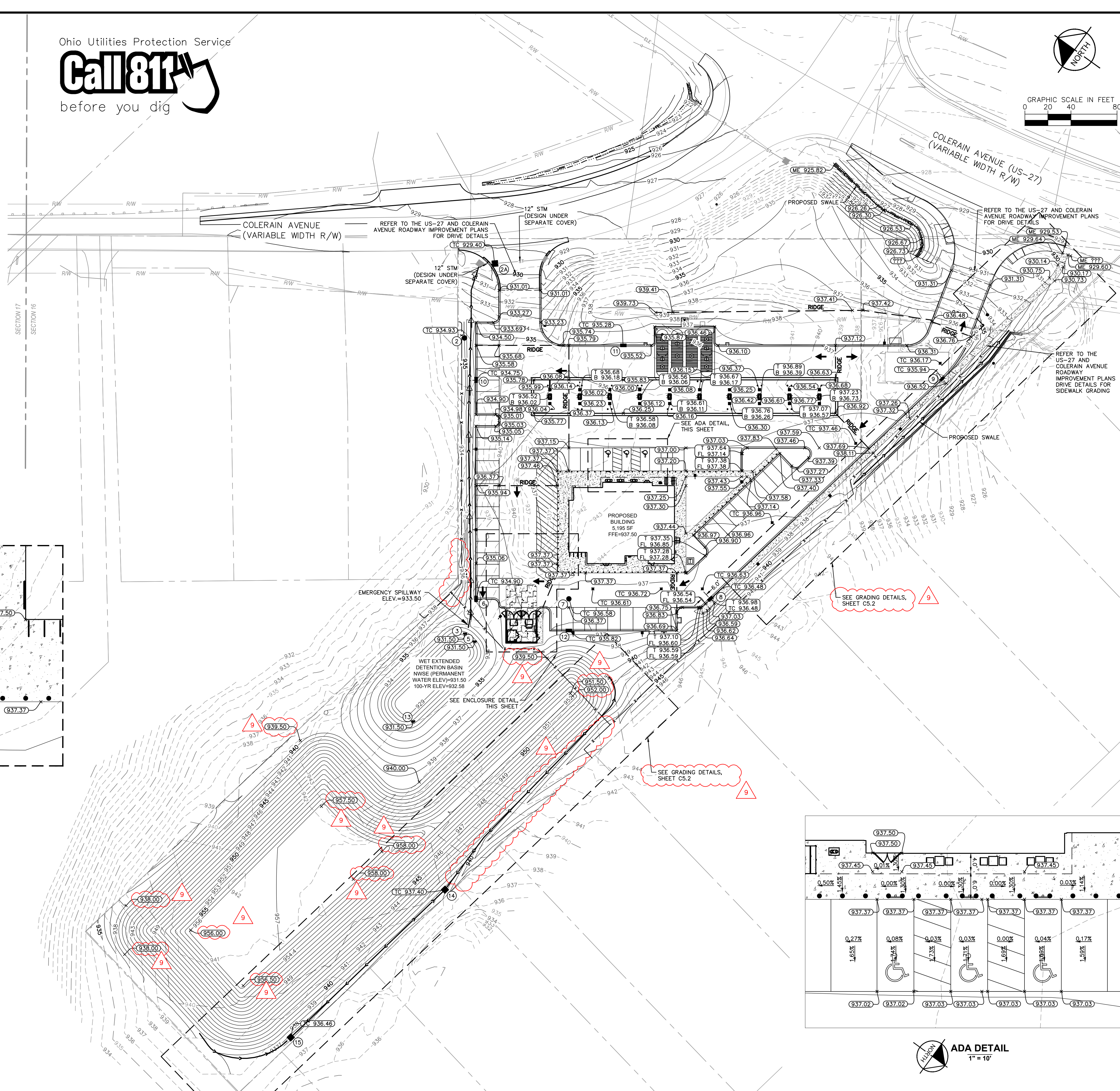
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ME = MATCH ELEVATION
TC = TOP OF CASTING ELEVATION
TW = TOP OF WALL ELEVATION
BW = BOTTOM OF WALL
FFE = FINISHED FLOOR ELEVATION
FL = FLOW LINE
T = TOP OF CURB



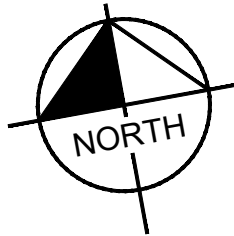
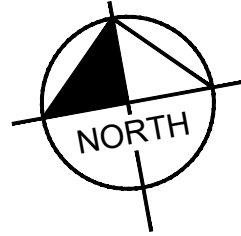
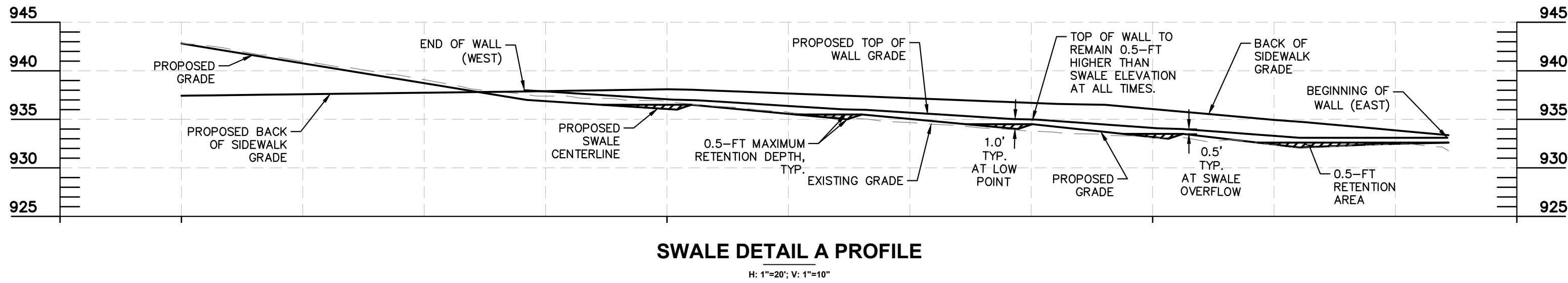
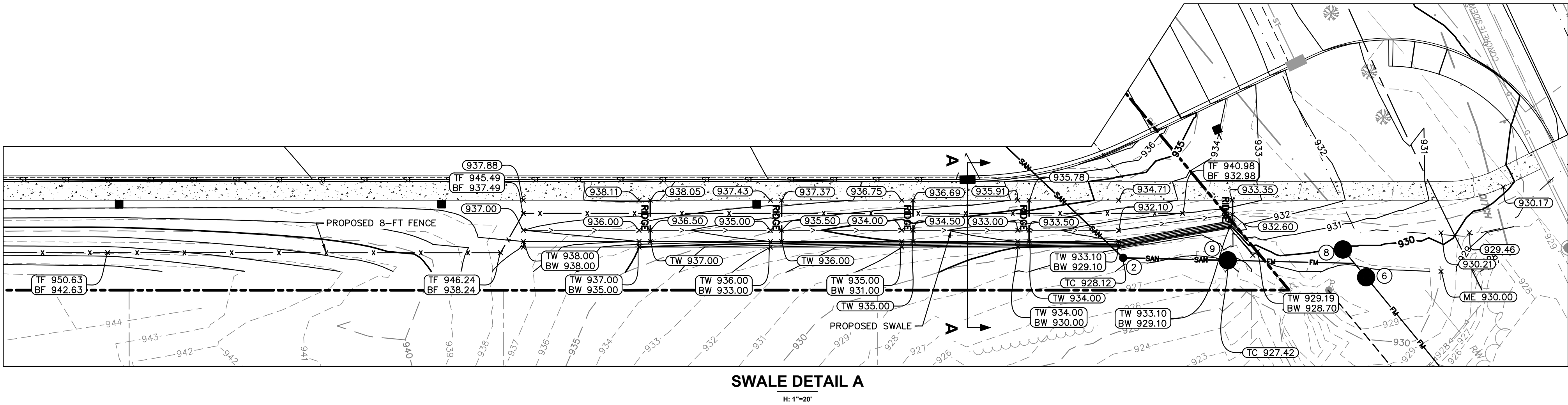
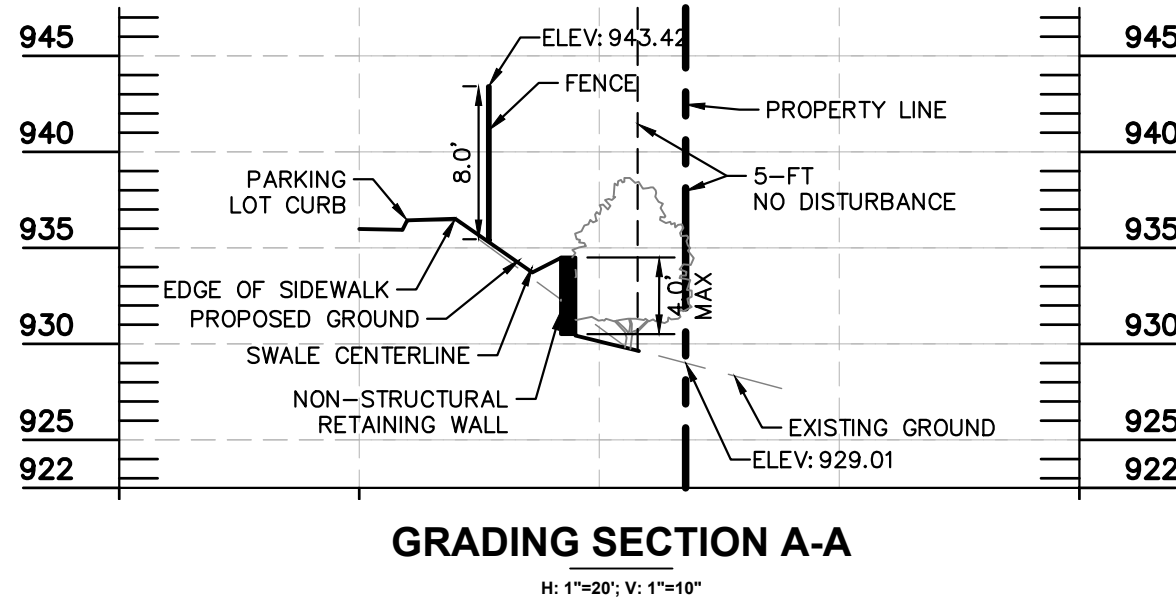
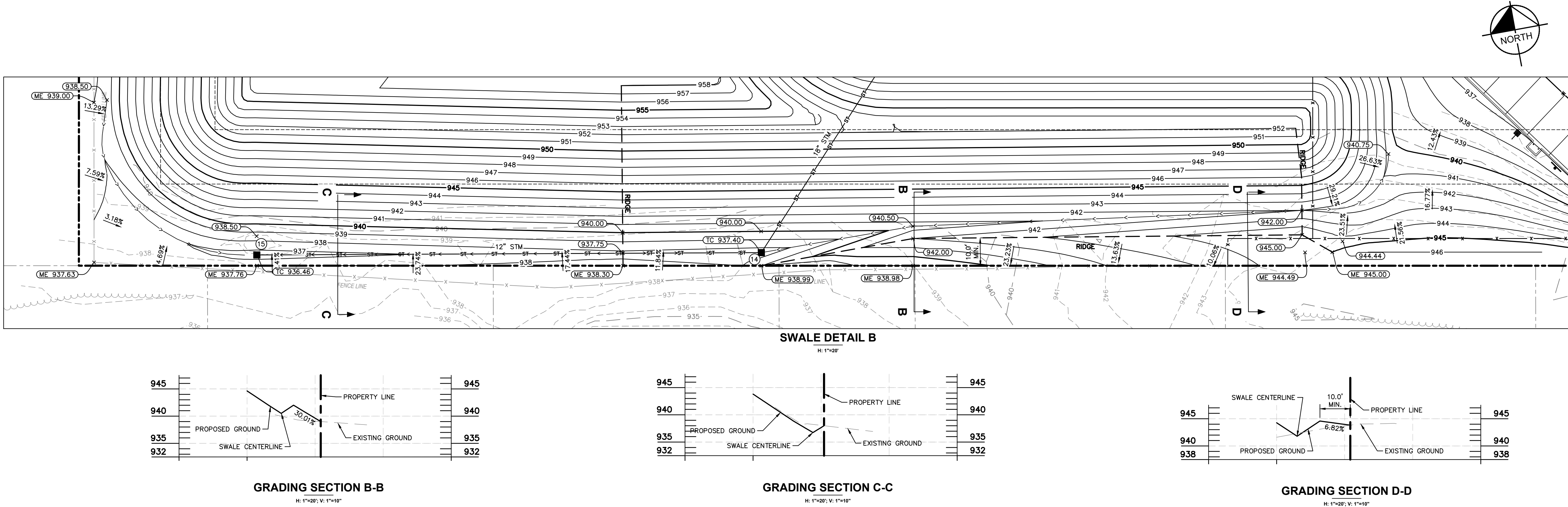
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING CONTRACTORS REGARDING TYPICAL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS, UNLESS SHOWN OTHERWISE.

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WAWA COLERAIN AVE & STRUBLE RD CINCINNATI, OHIO 45251 GRADING PLAN ORIGINAL ISSUE: 08/14/2024 KHA PROJECT NO. 190203001 SHEET NUMBER C5.0	SCALE: AS NOTED DESIGNED BY: WDS DRAWN BY: ACM CHECKED BY: WDS	Kimley»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 7965 NORTH HIGH STREET, SUITE 200 COLUMBUS, OH 43235 (614) 462-3639 WWW.KIMLEY-HORN.COM	9	SITE UPDATES	10/8/25	WDS
			8	SIDEWALK TIE-IN UPDATES	7/22/25	WDS
			7	WATER SERVICE UPDATES	6/12/25	WDS
			6	SIDEWALK GRADING UPDATES	5/17/25	WDS
			5	STORM SEWER UPDATES	3/20/25	WDS
			4	CANOPY GRADING UPDATES	2/3/25	WDS
			3	GRADING & SANITARY UPDATES	12/27/24	WDS
			No.	REVISIONS	DATE	BY

Drawing name: K:\CIB_LDEV\190203001_Unincorp_Colerain.dwg C5.2 GRADING DETAILS Oct 08, 2025 3:56pm by: Bill Skeeba
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	8	SIDEWALK TIE-IN UPDATES	7/22/25	WDS
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	REVISIONS		DATE	BY
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WAWA COLERAIN AVE & STRUBLE RD CINCINNATI, OHIO 45251				
GRADING DETAILS				
ORIGINAL ISSUE: 08/14/2024 KHA PROJECT NO. 190203001 SHEET NUMBER C5.2				

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 Date: 08/08/2025
 Time: 3:56pm
 User: Bill Skebba
 Project: LANDSCAPE PLAN
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LANDSCAPE REQUIREMENTS		
PER "COLRAINE TOWNSHIP" CODE OF ORDINANCES		
CODE	REQUIREMENTS	PROVIDED
STREETSCAPE BUFFER 14.5.1	15' STREETSCAPE BUFFER 1 ORNAMENTAL TREE PER 25 LF OF STREET FRONTAGE 10 SF OF LANDSCAPED AREA PER EVERY 100 SF OF STREETSCAPE BUFFER 505 LF / 25 LF = 21 ORNAMENTAL TREES 7575 SF / 100 SF = 76 * 10 = 760 SF OF LANDSCAPED AREA	21 ORNAMENTAL TREES PROVIDED 760 SF OF LANDSCAPING PROVIDED
LOT BUFFER YARD 14.5.2	10' BUFFER YARD BETWEEN USES 6' HIGH FENCE 3 EVERGREEN TREES AND 6 SHRUBS PER 60 LF OF LOT LINE OR 8 EVERGREEN TREES OFFSET FOR EVERY 80 LF OF LOT LINE 12 SHRUBS FOR EVERY 75 LF OF LOT LINE SOUTH: 955 LF 955 LF / 60 LF = 15.9 * 3 = 48 TREES 955 LF / 60 LF = 15.9 * 6 SHRUBS = 96 SHRUBS WEST: 193 LF 193 LF / 60 LF = 3.2 * 3 = 10 TREES 193 LF / 60 LF = 3.2 * 6 = 20 SHRUBS NORTH: 686 LF 686 LF / 60 LF = 11.4 * 3 = 35 TREES 686 LF / 60 LF = 11.4 * 6 = 69 SHRUBS	SOUTH: 532 LF 8' HIGH FENCE 48 TREES PROVIDED 96 SHRUBS PROVIDED WEST: 193 LF BUFFERED BY EXISTING FENCE AND VEGETATION NORTH: 686 LF BUFFERED BY EXISTING FENCE 35 TREES PROVIDED 47 SHRUBS PROVIDED
PARKING LOT INTERIOR LANDSCAPING 14.6.1	15% MINIMUM OF PARKING AREA LANDSCAPED 11381 SF * .15 = 1707 SF	1707 SF PROVIDED
PARKING LOT ISLANDS 14.6.2	LANDSCAPE ISLANDS SHALL BE LOCATED AT THE END OF EACH PARKING ROW MINIMUM SIZE OF 135 SF 2 TREES ANED 6 SHRUBS PER 15 PARKING SPACES 1 TREE AND 2 SHRUBS PER ISLAND 56 SPACES 56 SPACES / 15 SPACES = 3.7 * 2 = 8 TREES 56 SPACES / 15 SPACES = 3.7 * 6 = 23 SHRUBS	8 TREES PROVIDED 23 SHRUBS

SEEDING LEGEND	
	PERMANENT SEEDING AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

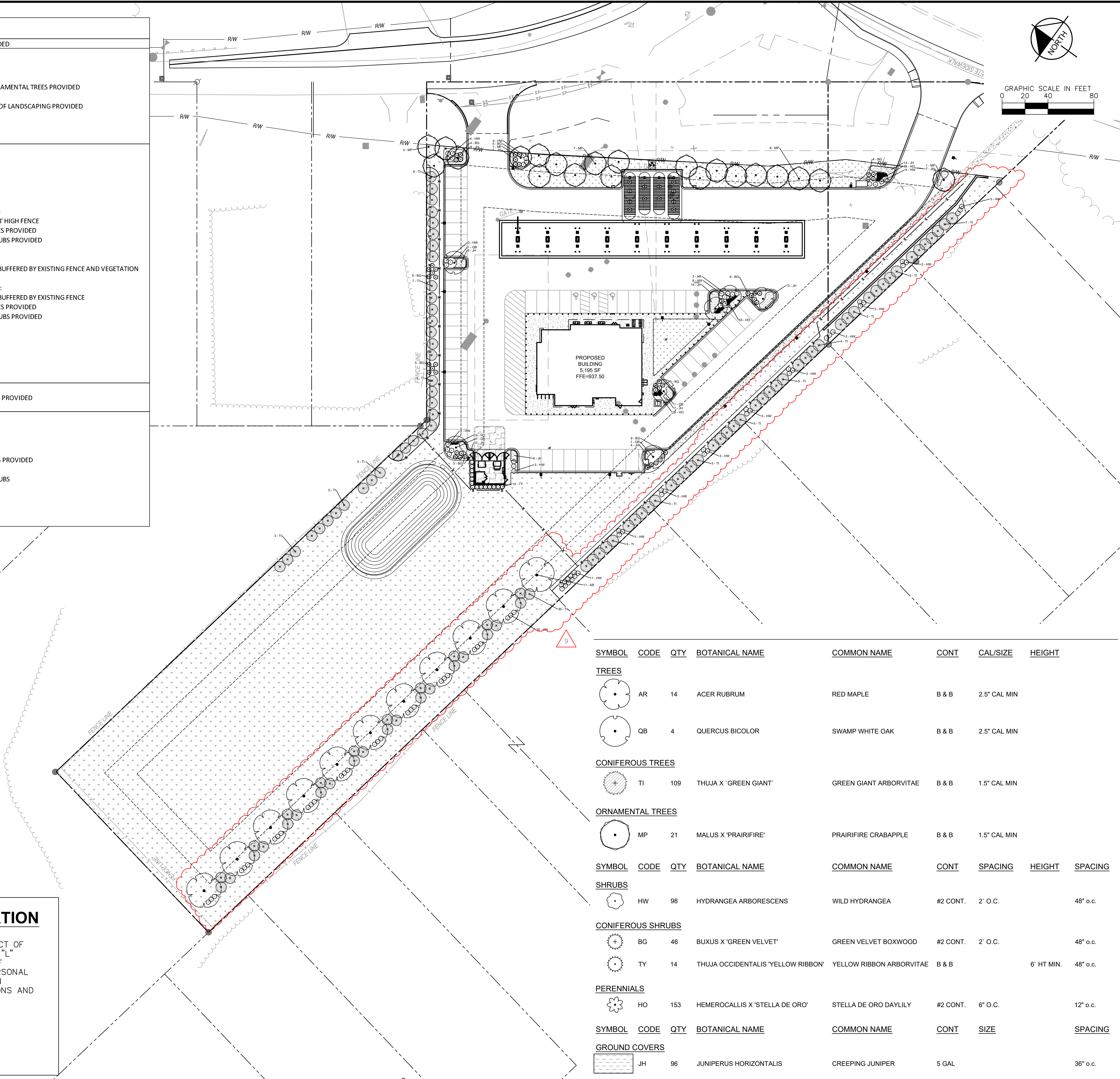
PROFESSIONAL ENGINEER'S CERTIFICATION

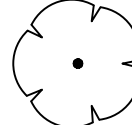
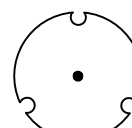
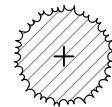
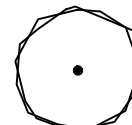
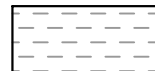
I, CHRISTOPHER M. HICE, A LICENSED PROFESSIONAL LANDSCAPE ARCHITECT OF OHIO, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "L" SERIES LANDSCAPE SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF UNICORP NATIONAL DEVELOPMENTS, INC. BY KIMLEY-HORN UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 14TH DAY OF SEPTEMBER, A.D., 2023

dm

OHIO LICENSED LANDSCAPE ARCHITECT 1071
MY LICENSE EXPIRES ON DECEMBER 31, 2024



<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL/SIZE</u>	<u>HEIGHT</u>	
<u>TREES</u>								
	AR	14	ACER RUBRUM	RED MAPLE	B & B	2.5" CAL MIN		
	QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN		
<u>CONIFEROUS TREES</u>								
	TI	109	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	B & B	1.5" CAL MIN		
<u>ORNAMENTAL TREES</u>								
	MP	21	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	B & B	1.5" CAL MIN		
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>HEIGHT</u>	<u>SPACING</u>
<u>SHRUBS</u>								
	HW	98	HYDRANGEA ARBORESCENS	WILD HYDRANGEA	#2 CONT.	2' O.C.		48" o.c.
<u>CONIFEROUS SHRUBS</u>								
	BG	46	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	#2 CONT.	2' O.C.		48" o.c.
	TY	14	THUJA OCCIDENTALIS 'YELLOW RIBBON'	YELLOW RIBBON ARBORVITAE	B & B		6' HT MIN.	48" o.c.
<u>PERENNIALS</u>								
	HO	153	HEMEROCALLIS X 'STELLA DE ORO'	STELLA DE ORO DAYLILY	#2 CONT.	6" O.C.		12" o.c.
<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SIZE</u>		<u>SPACING</u>
<u>GROUND COVERS</u>								
	JH	96	JUNIPERUS HORIZONTALIS	CREEPING JUNIPER	5 GAL			36" o.c.

[illegible]



MOD-25-1
STAFF REPORT
Board of Trustees

Major Modification

Staff & Hearing Information

Department: Planning & Zoning
Staff: David J. Peters
Hearing Date: October 14, 2025

Case Information

Application Type: Major Modification
Original CZC Case #: CZC-05-6
Property Address: 10345 Colerain Av.
Parcel Number(s): 510-0182-0181-00
Common District Name: Klei Mowers
Applicant: Patrick Warnement
Property Owner(s): Wawa Midwest, LLC.

Modification Request Summary

The subject property, located at 10345 Colerain Avenue, comprises approximately 5.347 acres with a combined frontage of 550 feet along Colerain Avenue. The site is mostly level, developed historically by Klei Mowers. The property was originally rezoned in 2005 under Case ZA2005-006 (Klei Mowers) to "EE – Planned Retail Business" (later reclassified as PD-B – Planned Development Business) to allow commercial sales and service of outdoor power equipment. In 2007, a minor amendment permitted the addition of outdoor mulch storage in concrete bins.

In 2022, Township staff were informed of the applicant's interest in redeveloping the property for a Wawa gas station and convenience store. The proposed development required a Major Modification to the existing PD-B district and a Zoning Map Amendment to include an adjacent 0.604-acre parcel zoned R-3 – Suburban-Low Residential District at the time. The Colerain Township Zoning Commission held a public hearing on June 20, 2023, to consider Case ZA2023-09, and voted 4-1 to recommend denial of the proposed Major Modification and Zoning Map Amendment. On July 11, 2023, the Board of Trustees held a public hearing and voted to table consideration of the Planned District and requested further engagement with staff and the community.

Following that hearing, the applicant hosted a Community Engagement Meeting on July 18, 2023, to address concerns raised by residents and staff. Based on the feedback received, the applicant submitted a revised Preliminary Development Plan incorporating several improvements, including relocated underground storage tanks further from adjacent residential properties and expanded landscaping and buffer yards along the southern boundary. Township staff subsequently reviewed the revised submittal and determined that the plan addressed the primary concerns identified during the initial public hearing process.

On August 8, 2023, the Board of Trustees approved the Preliminary Development Plan for the site with the following four conditions:

- TV monitoring shall be programmed to shut off between 12 AM and 6 AM.
- The proposed vinyl fence be modified from 8' to 12' high.
- There shall be zero (0) footcandles of light at the property line of the site.
- There shall be a reading of zero decibels at the property line bordering any residential site at any point of the day.

Following the Board of Trustees' approval of the Major Modification and Zoning Map Amendment with four conditions, the applicant proceeded with detailed site engineering and interagency coordination. Hamilton County Department of Public Works and the Hamilton County Soil and Water Conservation District subsequently reviewed and approved the project's stormwater management and earthwork plans. Throughout the construction period, Wawa representatives received feedback and conducted multiple meetings with neighboring property owners and continued to refine the site design to address concerns related to stormwater runoff, noise, screening, and visual impacts. As a result of those discussions and subsequent technical reviews, the following revisions have been incorporated into the updated plan:

- Improved drainage design, including expanded on-site detention capacity to reduce runoff onto adjacent residential lots;
- Addition of a retaining wall to stabilize grade transitions and minimize the extent of earth mounding abutting neighboring properties;
- Enhanced landscape treatments along the southern and western property lines to improve screening between the commercial use and nearby residences; and
- Installation of supplemental trees behind the drainage swale and at the base of the earthen mound to provide year-round buffering and erosion control.

Request

With the benefit of complete applicable agency review and refined design details, the applicant is now seeking a Final Development Plan modification to address several specific site elements. The requested modifications are as follows:

- **Fencing Adjustment.** The approved 12-foot fence is proposed to be reduced to 8 feet in height, while maintaining the same overall elevation of screening. This is achieved through the addition of the retaining wall and relocation of the fence to a higher grade along the southern boundary, resulting in no net loss of screening effectiveness. This would modify a former condition.
- **Landscape Relocation.** The applicant proposes to relocate certain landscape groupings to the residential side of the fence to better align with the final grading plan. The total number of trees and shrubs has not been reduced; in several areas, additional trees and vegetation has been added to strengthen the buffer and ensure continuous coverage along the property line.
- **TV Monitor Operation.** Consistent with the intent of the original condition limiting nighttime disturbance, the applicant requests that the requirement for the monitoring screens to shut off between 12:00 A.M. and 6:00 A.M. be modified to allow the monitors to remain on for payment processing but programmed to "mute" during that period. This adjustment preserves safety and operational visibility for customers and staff while maintaining compliance with the Township's goal of minimizing noise impacts to surrounding residences.

Collectively, these refinements represent minor but meaningful improvements that preserve the intent of the previously approved conditions while integrating the results of detailed engineering, agency coordination, and neighborhood input.

Staff Findings

Consistency with Prior Approval

The applicant's current request represents refinements to the previously approved Final Development Plan rather than a substantive change in use or intensity. Each proposed modification maintains consistency with the overall design intent and the conditions imposed by the Board of Trustees. The revised details are based on final engineering review, interagency coordination, and direct feedback from adjacent property owners.

Fence Height and Screening Elevation

The modification to reduce the fence height from 12 feet to 8 feet is offset by its relocation to a higher finished grade created by the new retaining wall. This adjustment preserves the total elevation and visual screening effectiveness originally intended by the 12-foot requirement. The relocation also results in a cleaner grade transition and improved site stability along the southern property line. Staff finds that this revision meets the purpose of the original condition while achieving improved engineering efficiency and site safety.

Landscaping Adjustments

The applicant proposes to add numerous trees and to shift the location of certain landscaping beds and groupings to correspond with final grading and drainage improvements. The quantity, species diversity, and density of plantings meet or exceed the previously approved landscape plan, with added trees and vegetation introduced in key areas to strengthen the visual buffer.

Noise Mitigation

The modification to allow monitors to remain on but muted between 12:00 A.M. and 6:00 A.M. maintains the intent of the original condition, which was to eliminate audible disturbances during nighttime hours. Staff finds this approach reasonable,

as it balances operational needs for customer safety and visibility with the Township's objective to protect adjacent residential properties from noise impacts. The "mute" programming requirement achieves the same mitigation outcome as full shutoff while allowing for continued visual monitoring of the premises.

Neighborhood Engagement and Compatibility

Wawa has demonstrated ongoing engagement with surrounding residents throughout the design process, hosting multiple meetings and incorporating feedback into the revised plans. The improvements have enhanced compatibility with neighboring homes. Staff finds that these measures, coupled with the previously imposed operational conditions, provide sufficient transition between the commercial and residential districts consistent with the intent of the Zoning Resolution.

Based on review of the revised plans, agency approvals, and applicant's response to prior conditions, Staff finds that the proposed Final Development Plan modifications maintain full compliance with the Colerain Township Zoning Resolution and the intent of the Board of Trustees' original approval. The revisions improve engineering efficiency, maintain or enhance visual and acoustic buffering, and do not result in any increase in site intensity or adverse impact to adjacent residential uses.

Staff Recommendation

Staff recommends that the Board of Trustees **APPROVE** the Major Modification request.

Condition(s) of Approval (if applicable):

1. The height of the earthen mound shall be reduced by ten (10) feet from the elevation previously approved by the Hamilton County Soil & Water Conservation District, ensuring that the final grade and slope remain consistent with all applicable County engineering and stormwater requirements.
 2. The developer shall establish and maintain a vegetation buffer along the property line adjacent to the mound, as depicted on the attached site and landscape plans. This buffer, located on the south side of the fence, shall include a combination of trees, shrubs, and groundcover plantings designed to improve aesthetic quality and enhance screening.
 3. The developer shall not be required to implement any condition or directive that would result in noncompliance with the requirements or prohibitions of another reviewing agency, including but not limited to the Hamilton County Department of Public Works, Hamilton County Soil and Water Conservation District, or the Ohio Environmental Protection Agency.
 4. Twelve (12) feet of screening shall be provided using a combination of eight (8) foot privacy fence, earthworks, and retaining wall. The top of the fence remains no less than twelve (12) feet above the average adjacent grade.
 5. The television monitors may remain operational between 12:00 A.M. and 6:00 A.M. for payment processing and safety purposes; however, the monitors shall be programmed to "mute" during this period, disabling audio output.
-

Respectfully submitted for the Colerain Township Board of Trustees' consideration,

A handwritten signature in black ink, reading "David Peters". The signature is written in a cursive, flowing style with a large initial "D" and "P".

David Peters, Senior Planner

DEVELOPMENT

Department: Development
Department Director: David Miller, Director of Development

Strategic Plan Goal: Strategic Goal #3: Revitalization of the Community through Economic Development, Beautification, and Code Enforcement

Resolution Approving or Denying Major Modification to Final Development Plan at 10345 Colerain Avenue, CZC-05-6, Klei Mowers

Recommend ADOPTION of the Resolution.

Rationale:

The recommended conditions are intended to ensure that the final design of the site remains consistent with the intent of the Board of Trustees' prior approval while aligning with all applicable engineering and agency requirements. These conditions maintain compatibility with neighboring residential properties, preserve safety and drainage integrity, and uphold the aesthetic and environmental standards of the Colerain Township Zoning Resolution.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 21st day of October, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

**RESOLUTION APPROVING A MAJOR MODIFICATION TO FINAL
DEVELOPMENT PLAN AT 10345 COLERAIN AVENUE,
CZC-05-6, KLEI MOWERS**

WHEREAS, in 2005, the Colerain Township Board of Trustees approved Zoning Commission Case CZC-05-6 for a Final Development Plan (FDP) that rezoned 10345 Colerain Avenue, Parcel No. 510-0182-0181-00, to “EE” Planned Retail Business for the construction of the Klei Mowers Sales and Service; and

WHEREAS, in 2007, the Colerain Township Board of Trustees approved a Minor Amendment to Zoning Commission Case CZC-05-6 to permit the addition of outdoor mulch storage in concrete bins; and

WHEREAS, in 2023, the applicant requested a Major Modification to the existing PD-B district (formerly “EE” Planned Retail Business) and a Zoning Map Amendment to include an adjacent 0.604-acre parcel zoned R-3 – Suburban-Low Residential District to construct a gas station and convenience store. On June 20, 2023, the Colerain Township Zoning Commission held a public hearing to consider Case ZA2023-09 and voted 4-1 to recommend denial of the proposal to the Colerain Township Board of Trustees; and

WHEREAS, on July 11, 2023, the Colerain Township Board of Trustees held a public hearing and voted to table consideration of the Major Modification and requested further engagement with staff and the community; and

WHEREAS, on July 18, 2023, the applicant hosted a Community Engagement meeting to address concerns of residents and staff, and to seek solutions to the issues raised relative to the proposed development project, which were subsequently submitted to the Board of Trustees in a revised Preliminary Development Plan; and

WHEREAS, on August 8, 2023, the Board of Trustees approved the Preliminary Development Plan for the site incorporating the following conditions: (1) TV monitoring shall be programmed to shut off between 12 AM and 6 AM, (2) the proposed vinyl fence be modified from 8' to 12' high, (3) there shall be zero (0) footcandles of light at the property line of the site, and (4)

there shall be a reading of zero decibels at the property line bordering any residential site at any point of the day; and

WHEREAS, throughout the construction period, the developer's representatives received feedback and conducted multiple Community Engagement meetings with neighboring property owners and has continued to refine the site design to address concerns related to stormwater runoff, noise, screening, and visual impacts; and

WHEREAS, based on these Community Engagement meetings, the developer hereby is requesting a Major Modification to approved Zoning Commission Case CZC-05-6, Klei Mowers, incorporated in EXHIBIT A; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the request for a Major Modification to the FDP on October 14, 2025, and after consideration of all public comments, exhibits, and other materials submitted, voted ___-___ to approve the amendment.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That the Board of Trustees of Colerain Township, Hamilton County, Ohio approves MOD-25-1, a Major Amendment to Zoning Commission Case CZC-05-6, Klei Mowers, as it would be in the best interest of the Township and the health, safety, morals and welfare of the public, is consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is in keeping with good land use planning; and
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
3. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Hamilton County Recorder and the Colerain Township Zoning Administration; and
4. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
5. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

EXHIBIT A

Conditions of Approval:

1. The height of the earthen mound shall be reduced by ten (10) feet from the elevation previously approved by the Hamilton County Soil & Water Conservation District, ensuring that the final grade and slope remain consistent with all applicable County engineering and stormwater requirements.
2. The developer shall establish and maintain a vegetation buffer along the property line adjacent to the mound, as depicted on the submitted site and landscape plans. This buffer, located on the south side of the fence, shall include a combination of trees, shrubs, and groundcover plantings designed to improve aesthetic quality and enhance screening.
3. The developer shall not be required to implement any condition or directive that would result in noncompliance with the requirements or prohibitions of another reviewing agency, including but not limited to the Hamilton County Department of Public Works, Hamilton County Soil and Water Conservation District, or the Ohio Environmental Protection Agency.
4. Twelve (12) feet of screening shall be provided using a combination of eight (8) foot privacy fence, earthworks, and retaining walls. The top of the fence remains no less than twelve (12) feet above the average adjacent grade.
5. The television monitors may remain operational between 12:00 A.M. and 6:00 A.M. for payment processing and safety purposes; however, the monitors shall be programmed to “mute” during this period, disabling audio output.
6. The wall sign above the rear entry shall be turned off between 10:30 P.M. and 5:30 A.M.
7. Within the constraints presented by the topography, best effort shall be made to install fencing flush with the ground to eliminate any underneath gaps.
8. Trees that are being installed for screening purposes shall have an average height of 6’ tall.
9. Sod shall be planted along the south side of the berm to help eliminate the potential for runoff.

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 21st day of October, 2025, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio 45251, with the following members present:

Ms. Cathy Ulrich, Mr. Dan Unger, and Mr. Matthew Wahlert

Trustee _____ introduced the following resolution and moved its adoption:

RESOLUTION NO. _____

**RESOLUTION DENYING A MAJOR MODIFICATION TO
FINAL DEVELOPMENT PLAN AT 10345 COLERAIN AVENUE,
CZC-05-6, KLEI MOWERS**

WHEREAS, in 2005, the Colerain Township Board of Trustees approved Zoning Commission Case CZC-05-6 for a Final Development Plan (FDP) that rezoned 10345 Colerain Avenue, Parcel No. 510-0182-0181-00, to “EE” Planned Retail Business for the construction of the Klei Mowers Sales and Service; and

WHEREAS, in 2007, the Colerain Township Board of Trustees approved a Minor Amendment to Zoning Commission Case CZC-05-6 to permit the addition of outdoor mulch storage in concrete bins; and

WHEREAS, in 2023, the applicant requested a Major Modification to the existing PD-B district (formerly “EE” Planned Retail Business) and a Zoning Map Amendment to include an adjacent 0.604-acre parcel zoned R-3 – Suburban-Low Residential District to construct a gas station and convenience store. On June 20, 2023, the Colerain Township Zoning Commission held a public hearing to consider Case ZA2023-09 and voted 4-1 to recommend denial of the proposal to the Colerain Township Board of Trustees; and

WHEREAS, on July 11, 2023, the Colerain Township Board of Trustees held a public hearing and voted to table consideration of the Major Modification and requested further engagement with staff and the community; and

WHEREAS, on July 18, 2023, the applicant hosted a Community Engagement meeting to address concerns of residents and staff, and to seek solutions to the issues raised relative to the proposed development project, which were subsequently submitted to the Board of Trustees in a revised Preliminary Development Plan; and

WHEREAS, on August 8, 2023, the Board of Trustees approved the Preliminary Development Plan for the site incorporating the following conditions: (1) TV monitoring shall be programmed to shut off between 12 AM and 6 AM, (2) the proposed vinyl fence be modified from 8' to 12' high, (3) there shall be zero (0) footcandles of light at the property line of the site, and (4)

there shall be a reading of zero decibels at the property line bordering any residential site at any point of the day; and

WHEREAS, throughout the construction period, the developer's representatives received feedback and conducted multiple Community Engagement meetings with neighboring property owners and has continued to refine the site design to address concerns related to stormwater runoff, noise, screening, and visual impacts; and

WHEREAS, based on these Community Engagement meetings, the developer hereby is requesting a Major Modification to approved Zoning Commission Case CZC-05-6, Klei Mowers, incorporated in EXHIBIT A; and

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the request for a Major Modification to the FDP on October 14, 2025, and after consideration of all public comments, exhibits, and other materials submitted, voted ___ - ___ to deny the amendment.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:

1. That the Board of Trustees of Colerain Township, Hamilton County, Ohio denies MOD-25-1, a Major Amendment to Zoning Commission Case CZC-05-6, Klei Mowers, as it would not be in the best interest of the Township and the health, safety, morals and welfare of the public, is not consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is not in keeping with good land use planning; and
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading.
4. This resolution shall take effect at the earliest period allowed by law.

Trustee _____ seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

Vote Record: Mrs. Ulrich _____, Mr. Unger _____, Mr. Wahlert _____

ADOPTED this ____ day of _____, 2025.

BOARD OF TRUSTEES:

Cathy Ulrich, Trustee

Dan Unger, Trustee

Matthew Wahlert, Trustee

ATTEST:

Jeff Baker
Colerain Township Fiscal Officer

Resolution prepared by and approved as to form:

Brodi Conover
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer this ____ day of _____, 2025.

Jeff Baker
Colerain Township Fiscal Officer

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2. The developer shall establish and maintain a vegetation buffer along the property line adjacent to the mound, as depicted on the submitted site and landscape plans. This buffer, located on the south side of the fence, shall include a combination of trees, shrubs, and groundcover plantings designed to improve aesthetic quality and enhance screening.
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