

COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting Minutes
Tuesday, March 15, 2022- 6:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

Meeting called to order: 6:00 pm.

The Pledge of Allegiance: was led by Mr. Grote.

Roll Call: Mr. Fehring – aye, Ms. McMullin – aye, Mrs. Smith – aye, Mr. Gehring – aye, Mr. Grote – aye.

Also present was Jarrod Alig as Staff, and Sarah Schild as Legal Staff

Oath of Office: An Oath of Office was administered by Legal Staff to Mr. Al Grote as a primary member of the Colerain Township Zoning Commission

Approval of Minutes:

The Minutes from the December 21, 2021 meeting were represented to the Zoning Commission to ensure that the vote from the previous meeting of two “ayes”, and two “abstains” would not present any legal issues for Colerain Township.

Mr. Grote requested a motion on the topic at hand.

Ms. McMullin made a motion to open the public hearing, Mr. Gehring seconded the motion

Roll Call: Mrs. Smith – aye, Mr. Gehring – aye, Mr. Fehring – aye, Ms. McMullin – aye, Mr. Grote – aye.

December 21, 2021 Minutes approved.

Public Address: - None

Final Development Plan: - None

Public Hearings:

ZA2022-02 Zoning Map Amendment: 11850 Colerain Rd Rezone from B-3 to R-2

Mr. Grote introduced the case. Staff provided a presentation providing information regarding the case. Staff indicated that it was his belief that Zoning Districts are intended to follow property lines. Staff indicated that the proposed request to rezone the indicated property aligned

Mr. Grote asked if the Commissioners had any questions for Staff.

Commissioners asked Staff if they knew what the intended use of the property would be. Staff indicated that while it was their belief that the intended use to be a single-family home, that the applicant was present and would be better suited to answer.

Mr. Grote asked the Commissioners if they had any other questions or comments.

Noting that the requested action required a public hearing, Mr. Grote asked Legal Staff to swear in all who wished to speak on the matter, Legal Staff obliged Mr. Grote's request.

Mr. Grote asked that a motion to open public hearing be made.

Mr. Fehring made a motion to open the public hearing portion of the meeting, seconded by Ms. McMullin.

Roll Call: Mrs. Smith – aye, Mr. Gehring – aye, Mr. Fehring – aye, Ms. McMullin – aye, Mr. Grote – aye.

Motion passed.

Mr. Grote invited Mr. Hair to the podium to make a presentation on his requested action.

Terry Hair, 921 Wesleyen Dr, Fairfield OH

Mr. Grote asked the Commissioners if they had any questions for Mr. Hair, hearing none Mr. Grote excused Mr. Hair from the podium.

Mr. Grote asked if anyone else present would like to speak on the issue, hearing none Mr. Grote asked for a motion to close the public hearing portion of the meeting.

Ms. Smith made a motion, seconded by Ms. McMullin.

Roll Call: Mr. Fehring – aye, Ms. McMullin – aye, Mrs. Smith – aye, Mr. Gehring – aye, Mr. Grote – aye.

Mr. Grote opened the meeting to discussions by the Zoning Commissioners, hearing none Mr. Grote asked for a motion to be made on ZA2022-02.

Mr. Fehring made a motion to approve Case **ZA2022-02 Zoning Map Amendment: 11850 Colerain Rd Rezone (6.528 Acres) from B-3 to R-2**, seconded by Ms. McMullin.

Mr. Grote asked the Commissioners if they had any further discussion, hearing none Mr. Grote requested a Roll Call vote on the matter.

Roll Call: Mr. Fehring – aye, Ms. McMullin – aye, Mrs. Smith – aye, Mr. Gehring – aye, Mr. Grote – aye.

Recommendation to approve ZA2022-02 Zoning Map Amendment: 11850 Colerain Rd Rezone (6.528 Acres) from B-3 to R-2 passed by unanimous vote.

Informal Concept Review – Staff asked the Zoning Commissioners if they should have any inclination to hold a meeting on April 19, 2022 to have an Informal Concept Review Plan presented to them. Staff indicated that the Zoning Commissioners were under no obligation to do so, but was unsure of their perception on such a matter. Mr. Grote asked Legal Staff if a motion was required on the matter. Legal Staff indicated that out of an abundance of caution a motion was recommended.

Prior to asking for a motion, Mr. Grote asked if the Commissioners had a desire for any discussion on the matter.

Commissioners indicated their concern over past violations of conditions placed on the property in 2002. Commissioners requested that Staff perform a through inspection of the property as it currently exists.

Commissioners asked Staff to provide a thorough and comprehensive list of all required conditions placed on the property during the approval process in ZA2002-02.

Mr. Grote asked the Commissioners if they had any further discussion, hearing none Mr. Grote requested a motion be made on the matter.

Ms. McMullin made a motion to deny that a special meeting be scheduled for April to hold an informal concept plan review, seconded by Mr. Gehring.

Roll Call: Mr. Fehring – aye, Ms. McMullin – aye, Mrs. Smith – aye, Mr. Gehring – aye, Mr. Grote – aye.

Motion denied.

Old Business – None.

New Business – None.

Administration – None.

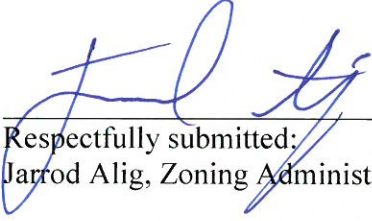
Announcements – None.

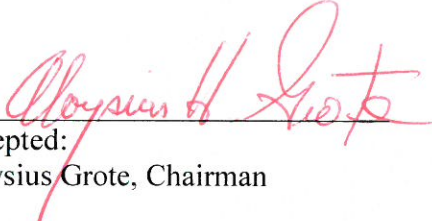
Next Meeting – None.

Adjournment – Mr. Grote requested a motion be made to adjourn. Ms. McMullin made the motion, seconded by Mrs. Smith.

Straw poll: All Members - aye

Meeting Adjourned at 6:33pm


Respectfully submitted:
Jarrod Alig, Zoning Administrator


Accepted:
Aloysius Grote, Chairman