

COLERAIN TOWNSHIP ZONING COMMISSION

Meeting Minutes

Tuesday, July 16, 2024 - 6:00 p.m.

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

Meeting called to order: 6:00 pm by Ms. McMullin.

The Pledge of Allegiance was led by Ms. McMullin.

Roll Call: Mr. Bachman - here, Mr. Gehring - here, Mr. Westfall - here, Mr. Wilson -, Ms. McMullin – here.

Mr. Hauser was seated to fill the absence of Mr. Wilson.

Present was David Miller and David Peters as Staff.

Approval of Minutes: None

Public Address: None

Final Development Plan:

1. CZC-24-5 Vivera Northbrook, 9328 Pippin Rd.

Ms. McMullin introduced the case and asked if Staff had a presentation. Staff indicated that a presentation had been prepared for the hearing and provided their presentation on:

Case: CZC-24-5
Application for: Final Development Plan
Applicant: Dinsmore

Staff's recommendation for the proposed Zoning Text Amendment was **APPROVAL** with the following conditions:

1. None

This concluded Staff's presentation.

The applicant spoke in favor of the application and gave a presentation of their proposal.

Ms. McMullin asked if the Commissioners had any questions for Staff. Mr. asked Staff a question regarding where the driveway was located and Staff, along with the applicants, answered this question.

All commissioners questioned the applicants regarding specifics of the Final Development Plan and all questions were answered.

Ms. McMullin then asked the Commissioners for a motion.

A motion to approve Case CZC-24-5 was made by Mr. Gehring. The motion was seconded by Mr. Bachman.

Roll Call: Mr. Bachman - yes, Mr. Gehring- yes, Mr. Westfall - yes, Mr. Hauser – yes, Ms. McMullin - yes.

Case CZC-24-5 was approved unanimously (5-0) with the following approval criteria:

1. Appropriate arrangements with the applicant have been made to ensure the accomplishment of the public improvements and reservation of common open space as indicated on the preliminary development plan and final development plan. If deemed necessary by the Board of Township Trustees during the preliminary development plan approval process, this assurance may require that the Board of Township Trustees require a bond to ensure the successful and proper completion of such improvements.
2. The proposed detailed final development plan for an individual section of the overall PD District is consistent in contents (building location--as applicable, land uses, densities and intensities, yard requirements, and area and frontage requirements) with the approved preliminary development plan, the Colerain Township Land Use Plan, and the Colerain Township Comprehensive Plan.
3. Each individual phase of the development can exist as an independent unit that is capable of creating an environment of sustained desirability and stability, or that adequate assurance will be provided that such objective can be obtained.
4. That any part of the planned development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; or if approved by the Zoning Commission, left in its natural state.
5. That any exception from the design standards provided in the PD District is warranted by the design and amenities incorporated in the detailed final development plan.
6. That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.
7. That the detailed final development plan is consistent with the intent and purpose of Article 1 of this Resolution.
8. The final development plan has been transmitted to all other agencies and departments charged with responsibility of review.
9. The existing buildings on the property shall be removed.
10. Fencing and / or barrier shall be placed around the detention basin.
11. A landscape buffer shall be placed on the north side of the driveway.

Public Hearings:

1. Major Modification to a Final Development Plan at 8640 Colerain Av.
2. Minor Modification to a Consent Decree at 3800 Struble Rd.

1. **CZC-24-6 Major Modification to a Final Development Plan at 8640 Colerain Av.**

Ms. McMullin introduced the case and asked if Staff had a presentation. Staff indicated that a presentation had been prepared for the hearing and provided their presentation on:

Case: CZC-24-6

Application for: Major Modification to Final Development Plan

Applicant: DWSB, LLC.

Staff's recommendation for the proposed Zoning Text Amendment was **APPROVAL** with the following conditions:

1. Façade massing shall be required along both the north and south sides of the new structure. Both façades shall incorporate one or more of the following every 40 feet upon each façade: - Wall offsets of at least 2 feet in depth, each with a width of at least 20 feet, or - Significant material changes, or - Significant architectural design features.
2. The ground mounted sign shall be a monument sign with no reference to any specific car brand. The ground mounted monument sign shall be no taller than 8' with a stone or masonry base. The base shall be landscaped with a 5' landscaping radius surrounding the sign.
3. Relocation of trash enclosure for the car wash to be at least 25 feet from all property lines.
4. No references to specific automotive brands, including 'Nissan' should be placed upon the site.

This concluded Staff's presentation.

Ms. McMullin then asked for a motion to open the public hearing.

A motion to open the public hearing was made by Mr. Bachman. The motion was seconded by Mr. Gehring.

Roll Call: Mr. Bachman - yes, Mr. Gehring - yes, Mr. Westfall - yes, Mr. Hauser – yes, Ms. McMullin - yes.

Mr. Miller swore in anyone who wished to speak during the public hearing.

The applicant spoke in favor of the application and gave a presentation of their proposal.

No public speakers wished to address the commission.

Ms. McMullin asked if the Commissioners had any questions for Staff. All questions were answered and the public hearing was closed.

Ms. McMullin then asked the Commissioners for a motion.

A motion to approve Case CZC-24-6 was made by Mr. Bachman. The motion was seconded by Mr. Gehring.

Roll Call: Mr. Bachman - yes, Mr. Gehring- yes, Mr. Westfall - yes, Mr. Hauser – yes, Ms. McMullin - yes.

Case CZC-24-6 was approved unanimously (5-0).

2. CZC-24-7 Minor Amendment to a Consent Decree at 3800 Struble Rd.

Ms. McMullin introduced the case and asked if Staff had a presentation. Staff indicated that a presentation had been prepared for the hearing and provided their presentation on:

Case: CZC-24-7

Application for: Minor Amendment to Consent Decree

A0007121

Applicant: Rumpke

Staff's recommendation for the proposed Zoning Text Amendment was **APPROVAL** with the following conditions:

1. None

This concluded Staff's presentation.

Ms. McMullin then asked for a motion to open the public hearing.

A motion to open the public hearing was made by Mr. Hauser. The motion was seconded by Mr. Westfall.

Roll Call: Mr. Bachman - yes, Mr. Gehring - yes, Mr. Westfall - yes, Mr. Hauser – yes, Ms. McMullin - yes.

Mr. Miller swore in anyone who wished to speak during the public hearing.

The applicant spoke in favor of the application and gave a presentation of their proposal.

No public speakers wished to address the commission.

Ms. McMullin asked if the Commissioners had any questions for Staff. All questions were answered. Ms. McMullin then asked for a motion to close the public hearing.

Mr. Gehring made the motion. The motion was seconded by Mr. Hauser.

Roll Call: Mr. Bachman - yes, Mr. Gehring- yes, Mr. Westfall - yes, Mr. Hauser – yes, Ms. McMullin - yes.

Ms. McMullin then asked the Commissioners for a motion.

A motion to approve Case CZC-24-7 was made by Mr. Gehring. The motion was seconded by Mr. Hauser.

Roll Call: Mr. Bachman - yes, Mr. Gehring- yes, Mr. Westfall - yes, Mr. Hauser – yes, Ms. McMullin - yes.

Case CZC-24-7 was approved (5-0).

Informal Concept Review: None

Old Business: None

New Business: None

Administration:

Discussion and Review of Articles 5, 6, and 7 of the Proposed Zoning Resolution Update

Ms. McMullin introduced the inquiry and asked if Staff had a presentation. Staff indicated that a presentation had been prepared for the hearing and provided their presentation on:

Inquiry: Discussion/Review of Articles 3 and 4 of the Zoning Resolution Update Applicant: Colerain Township Planning and Zoning Staff, KZF, ZoneCo

Staff discussed nonconformities, administration, and definitions. Staff and the commissioners discussed changes that would be made and recommended changes to future updates.

Announcements: None

Next Meeting: August 20, 2024

Adjournment: Ms. McMullin made a motion to adjourn the meeting.

In favor - All

Opposed - None

The meeting was adjourned at approximately 7:20 PM

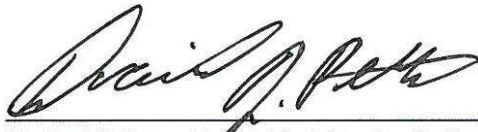


Approval of Meeting Minutes
Colerain Township Zoning Commission

4200 Springdale Rd
Cincinnati, OH 45251

Meeting Date: Tuesday, July 16, 2024 - 6:00 P.M.

Respectfully Submitted:

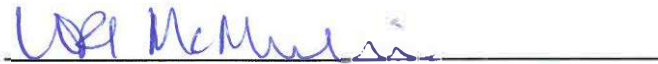

Mr. David J. Peters, Zoning Administration Staff

8-20-2024
Date

Secretary:

Date

Accepted By:



20 AUG 2024
Date