



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Regular Meeting
4200 Springdale Road – Cincinnati, Ohio 45251

Wednesday, September 25, 2024 – 6:30 PM

1. **Meeting Called to Order**
 - a. Mr. Schupp called the meeting to order.
2. **Pledge of Allegiance**
 - a. Mr. Schupp led the Pledge of Allegiance.
3. **Explanation of Procedures**
 - a. Mr. Schupp explains the BZA Procedures
4. **Roll Call**
 - a. Mr. Bartolt: Here; Ms. Owens: Present; Mr. Schupp: Here; Mr. Sidow: Not present; Mr. Roberto: Not present
 - b. Mr. Schupp asked for an alternate.
 - Mr. Demoss was seated for the meeting
5. **Swearing in:** appellants, attorneys, and all speakers in the cases
6. **Hearing of Appeals**
 - a. **BZA-24-23 | Variance | 9529 Pippin Rd.**
 - **Presentation:** was given by Senior Planner, David Peters
 - **Details of case:** Applicant wants this property to be used for religious services and community-based gatherings rather than just an event center (Banquet Halls). Event centers are not allowed within this district (B-1), thus the need for a variance.
 - **Staff Recommendation:** Approval with conditions
 - **Stated conditions:** 1. Approved Uses: Religious Services, Dance studio, birthday parties, youth summer camps, sports training, personal training and fitness, baby showers, community outreach, weddings, conferences, personal congregation space, job fairs 2. Any vendors must be permitted 3. Approved Hours of operation: 6am - Midnight.
 - **Applicant gives presentation**
 - **Meeting attendees speak in favor or against:**
 - Mr. Walker speaks in favor of event center.
 - **Motion to close public portion:**
 - Mr. Bartolt motioned to close the public portion, Ms. Owens

second

- Roll call: Mr. Bartolt: Yes; Mr. DeMoss: Yes; Ms. Owens: Yes; Mr. Schupp: Yes
- **Questions for Applicant:**
 - Ms. Owens: Asks if there is any affiliation with the other event center in the plaza.
 - Applicant: No
 - Ms. Owens: Are there two congregations associated? How large are the congregations?
 - Applicant: There are two. One is about 50 the other is between 20-30 people.
 - Mr. Bartolt: Is the conditions against time acceptable? Are you okay with the other conditions?
 - Applicant: Yes, I am good with all of them.
- **Motion**
 - Ms. Owen's made a motion for the approval with conditions for the event center, Mr. Bartolt seconds the motion.
 - Roll call: Mr. Bartolt: Yes; Mr. DeMoss: Yes; Ms. Owens: Yes; Mr. Schupp: Yes

b. **BZA-24-25 | Variance | 7051 Memory Ln.**

- **Presentation:** Given by Senior Planner, David Peters
- **Details of case:** Applicant is proposing to receive a variance to turn a multi-unit residence into a halfway house for an adult drug rehab center. This is in our R-6 residential area, our most populated area in the Township. Since each unit of the residence will be operating separately, the variance is needed to overcome the Township's regulation of having a 600ft radius between each halfway house.
- **Staff Recommendation:** Denial
- **Applicant gives presentation**
- **Meeting attendees speak in favor or against case:**
 - Speaks in favor: 1 attendee spoke in favor
 - Speaks against: 3 attendees spoke against
- **Motion to close public hearing:**
 - Ms. Owens motions to close the public hearing, Mr. DeMoss seconds the motion.
 - Roll Call: Mr. Bartolt: Yes; Mr. DeMoss: Yes; Ms. Owens: Yes; Mr. Schupp: Yes
- **Questions for applicant:**
 - Ms. Owens asks about staffing, who gets to live there, and does the applicant's company have any other locations in Colerain?
 - Mr. Bartolt asks about the number of people going to live in the house?
- **Motion:**
 - Mr. Bartolt motions to deny the variance, Mr. DeMoss seconds the motion.
 - Roll Call: Mr. Bartolt: Yes; Mr. DeMoss: Yes; Ms. Owens: Yes;

Mr. Schupp: Yes

7. **Unfinished Business:**
 - a. NONE
8. **Approval of Minutes:**
 - a. Continue Minutes for next meeting
9. **Next Meeting:**
 - a. October 23, 2024
10. **Administrative Matters:**
 - a. To make Zoning Commission and BZA at the same time. CZ starts at 6 and BZA starts at 6:30 currently, we are asking to make them start at the same time for consistency and to make it less confusing for the residents.
11. **Adjournment**
 - a. Ms. Owens makes a motion to adjourn, Mr. Bartolt seconds.
 - Roll Call: Mr. Bartolt: Yes; Mr. DeMoss: Yes; Ms. Owens: Yes; Mr. Schupp: Yes



Record Number: **BZX-24-9**

Approval of Meeting Minutes
Colerain Township Board of Zoning Appeals

4200 Springdale Rd
Cincinnati, OH 45251

Meeting Date: Wednesday, September 25, 2024 - 6:30 P.M.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "David J. Peters", written over a horizontal line.

Mr. David J. Peters, Board of Zoning Appeals Administrator

11/20/24
Date

Secretary:

A handwritten signature in blue ink, appearing to read "Mark Schupp", written over a horizontal line.

Mark Schupp, Secretary

11/20/24
Date

Accepted By:

A handwritten signature in blue ink, appearing to read "Ronald J. Roberto", written over a horizontal line.

Ronald J. Roberto, Chairman

11/20/24
Date