

1. Meeting Called to Order

The August 20th, 2024, Zoning Commission meeting was called to order by Ms. McMullin at 6:00.

2. Pledge of Allegiance

The Pledge of Allegiance was recited by those attending the meeting.

3. Roll Call

Ms. McMullin greeted the crowd and asked Mr. Peters to call roll. Mr. Bachman, Mr. Wilson, Mr. Westfall, and Ms. McMullin were in attendance. Mr. Gehring was absent from the meeting. Mr. Hauser, an alternate, was asked to join the Board.

4. Approval of Minutes

The board discussed the April 8th meeting's minutes. Ms. McMullin noted that a correction needed to be made to those minutes because Mr. Wilson was incorrectly listed as present during the meetings Roll Call. A motion was made by Mr. Wilson to approve the April 8th minutes. Ms. McMullin seconded the motion. Mr. Hauser, Mr. Wilson, Mr. Westfall, and Ms. McMullin voted to approve the minutes. Mr. Bachman abstained. The motion carried (4-0).

The board discussed the May 4th meeting's minutes. No corrections were necessary. Mr. Bachman made a motion to accept the minutes. Mr. Westfall seconded the motion. The vote passed unanimously (5-0).

The board discussed the June 18th meeting's minutes. No corrections were necessary. Mr. Westfall made a motion to accept the minutes. Mr. Hauser seconded the motion. The vote passed unanimously (5-0).

Ms. McMullin noted that there is still one missing set of minutes from the February meeting.

5. Public Address

Ms. McMullin invited the public to address the Zoning Commission Board. The attendees declined to address the Board.

6. Final Development Plan: None

There was no Final Development Plan to discuss.

7. Public Hearings

a. CZC-24-8 – Comprehensive Zoning Resolution Update Informal Concept Review

Mr. Miller addressed the Board and gave an overview of the 2024 Colerain Township Zoning Resolution. Mr. Miller noted that the Board has already discussed this and given feedback and thanked them for their contributions to the project. Mr. Miller explained that this meeting served as the public hearing for the new Resolution. Mr. Miller discussed some background information about Colerain Township, how the Resolution was created, the impact the Resolution will have on reaching the Township's Comprehensive and Development goals, the need for a Zoning Code, how the Zoning Resolution will benefit Colerain Township, and statistics on the number of permits. Mr. Miller then did an overview of changes in the new Resolution. These changes include changing the names of all zones and districts, the zoning map (due to the change in zones), and new planned district zoning map (planned districts (10 acres or more, as discussed in by the Zoning Commission Board) and flood overlay district). Then Mr. Miller explained the timeline forward detailing the path to approval of the Zoning Resolution. Mr. Wilson motioned to open the public hearing. Mr. Westfall seconded the motion. The motion passed unanimously (5-0).

Ms. McMullin opened the public portion of the hearing. There was no one who signed up to speak. Mr. Bachman asked staff if they consulted with businesses and stakeholders when creating the new resolution and if there was any pushback. Staff explained that they contacted stakeholders and businesses and discussed the outreach work done. Staff did not feel that there were any significant changes requested by stakeholders and businesses or any major

pushback. Staff then explained the benefits of the zoning map and its changes. Mr. Bachman asked about various zones and how zoning designations will impact existing properties. Staff explained that legally existing structures and uses will not be impacted by the zoning changes. There will be an increase in legal non-conformities within the Township because of zoning changes that occur in the Zoning Resolution. Staff explain that they focused on eliminating spot zoning, but that errors can be brought to the Board for correction free of charge. The public has been made aware that the zoning map is changing through social media and other forums. Mr. Bachman motioned to close the public hearing. Mr. Wilson seconded the motion. The vote passed unanimously.

Ms. McMullin made a motion to approve the Colerain Township Com Zoning Resolution as written. Mr. Westfall seconded the motion. The vote was passed unanimously (5-0).

8. Informal Concept Review

a. ICR-24-1 – 3491 Struble Rd. – High Rise Interstate Sign

Mr. Peters presented an introduction for ICR-24-1 on 3491 Struble Road for Blue Compass RV's. Mr. Peters explained that the FDP was approved in 2000, and originally brought to the Zoning Commission for a map amendment in 1995. Blue Compass proposed a sign in 2009 along with other requests, but the sign was explicitly not approved. There was some staff turnover and miscommunication, which led to confusion with the approval of this sign. Staff will not approve a sign that is 45 ft. tall but does support a sign being built on the side of 275.

Mr. Gorman was called to the podium and presented his case to the Board. He provided context about the case. He stated that the sign had already been built when staff told him the sign could not be approved (after receiving conflicting messages from staff). He proposed a 45-foot highway sign that is 156 square feet sitting on the property facing I-275. Mr. Miller asked the Board to consider what height they feel is appropriate and where the sign the sign should be located. Staff stated that this sign never received zoning approval. The purpose of this inquiry was to determine where the Board stood on this sign. The Board noted that the height of Circle Storage may be more appropriate. The Board felt that they did not have sufficient information to form fully informed opinions and requested additional information be presented in the next informal concept review. However, they did not feel that there was a scenario where they would

approve a 45-foot pole. The Board also stated that they would not give any arbitrary numbers of what size sign they made approved. Discussion continued about size and location of the sign, and about other signs on the property. Mr. Miller highlighted that Blue Compass RVs has run out of allowed signage, but since they are in a PD it is possible to get more signage through the Zoning Commission. Staff expressed their desire to find a solution to this situation and their willingness to work with Mr. Gorman to find a solution. The height of Circle Storage's highway sign and information about the other sign on the property need to be provided to the Zoning Commission at the next informal concept review for this property.

Mr. Harris was called to the podium to present his case to the board. He explained that he owns RHS Racing and some additional information about himself, his business, and his goals. He wanted to be able to sell cars on this property. He asked the Board for guidance on how to proceed.

b. ICR-24-3 – 3180 Springdale Rd. – FDP Use Inquiry

Mr. Peters presented an introduction for ICR-24-3 on 3180 Springdale Rd for RHC Racing. This is a Final Development use inquiry. The owner of this property, who recently purchased this business, was originally cited for a Sign Violation by Code Enforcement. Then it was determined that his use was not approved in the Final Development Plan for this site. Staff supports finding a way to allow him to operate a business in the Township. Mr. Miller explained that the commission approved an PD for this parcel explicitly prohibited car sales. Mr. Harris operates a car garage at this property but wanted to amend the PD to allow for car sales. Mr. Miller then discussed the banner sign on this property stating the auto sales are taking place. The sign type is not permitted Colerain Township. The focus of the inquiry is amending the PD to allow for the sales of cars at this site. The Board questioned whether car dealerships were allowed in the Neighborhood Mixed Business zone. Staff stated car dealerships are not allowed in the Neighborhood Mixed Business zone. The Board, staff, and Mr. Harris then discussed the signs on the property and the inspector's regulations. The Board asked how dependent his business is on car sales, how the car sales work, and how much space is needed. Mr. Harris explained that his business is very dependent on car sales, the cars come from the auction house who loans the business owner the money to buy the car then he can then sell the car and keep the profit, and he would not need very much space for his car sales because he has no intentions of having a lot of cars on his lot. Mr. Harris explained that his

goal is to be an auto lot, and not to solely focus on fixing cars. The Board, Staff, and Mr. Harris then began discussing the signage on the property and how to get the sign in regulation. Mr. Harris wanted to keep his sign on the roof (roof sign). To allow the sign to be on the roof would require an amendment to the PD or the sign needs to go on the triangle portion of the property, or he could take the façade down on the side of the building. The Board did not feel that they would approve a sign on the roof. The Board discussed using this property for auto sales and if this use was more intense than an auto shop. Mr. Harris explained when purchasing this property, he was under the impression that cars could be sold on this property. He was led to believe that by the previous owner. Once the Board realized that cars had been sold on this property, they agreed an amendment would be reasonable. Mr. Miller emphasized that Mr. Harris has been complying with the law and is not currently selling cars on this site. Knowing that cars were previously being sold at this site, the Board did not have any significant issues with this use. However, the Board wanted to limit the extent of car sales to the area facing Springdale Road, which would be roughly 8 spots. Staff and the Board asked that the defunct curb cuts be removed. Staff will continue to discuss this with Mr. Harris, but he felt he got guidance on how to proceed.

9. Old Business: None

No old business was discussed.

New Business: None

Ms. McMullin asked what Staff would be doing after the new Zoning Resolution was passed. Ms. Peters replied that he would be focusing on sidewalks and the Property Maintenance Code that he would work on with the Police Department and Code Enforcement.

10. Administration

The new Planners from the Township were introduced to the Board

11. Announcements

Ms. McMullin announced that she would be absent from the next meeting and Mr. Bachman will be the chair of that meeting.

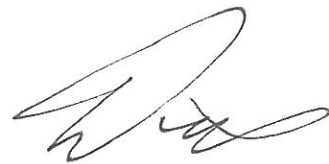
12. Next Meeting: October 15th, 2024

Ms. McMullin announced that the next meeting will take place on October 15th, 2024.

13. Adjournment

All members of the Zoning Commission voted to adjourn the meeting (5-0).

W. McMullin

A handwritten signature in black ink, appearing to be 'W. McMullin', written below the typed name.