COLERAIN
TOWNSHIP ~ OHIO

REGULAR MEETING OF THE ZONING COMMISSION
MINUTES

Tuesday, October 15, 2024 – 6:00 PM

1. Meeting Called to Order
   Mr. Bachman called the meeting to order at 6:00 pm on October 15th, 2024.

2. Pledge of Allegiance
   Meeting attendees recited the Pledge of Allegiance.

3. Roll Call
   Present and Voting: Board Member Bachman, Board Member Westfall, Board Member Wilson, Alternate Gauggel, Alternate Hauser III
   Absent: Board Member Gehring, Board Chair McMullin

4. Approval of Minutes: August 20, 2024
   Continued until the next Zoning Commission meeting.

5. Public Address
   No members of the public spoke during this portion of the meeting.

6. Final Development Plan

   a. CZC-24-11 | Wild Water Car Wash

   Staff presented an overview of the Final Development Plan for Wild Water Car Wash on 8640 Colerain Avenue. This property is in a Planned Development. The Preliminary Development Plan for this site was approved by the Zoning Commission and the Board of Trustee's with conditions regarding the building's facade, the ground mounted sign, the trash enclosure, and references to automotive brands. The site was reconfigured and several changes were made to the Preliminary Development Plan. Those changes included an increase in the buildings' footprint, expansion of the carwash building eastward, and a decrease in the distance between the entrance and the pay stations. Staff showed renderings of the buildings and the site maps. Staff then presented the history of this site. Staff reccommended approval of this Final Development Plan.

   Mr. Bachman asked the Board if there were any questions for staff (there were none) and then asked the applicant to approach the podium.

   Tim Burke and Jim Watson spoke on behalf of the Wyler Group. Mr. Burke felt that Staff did a satisfactory job outlining the project and explained the rationale behind the changes made to the Preliminary Development Plan. Mr. Watson, the project engineer,

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further explained the rationale behind the changes to the Preliminary Development Plan. The board then began asking questions to the applicant. Mr. Hauser asked Mr. Watson if he planned to consolidate the parcel that the parking lot is located on into the Planned Development. Mr. Watson said they did not intend to consolidate the parcels. Mr. Hauser then verified that the extra curb cut on the site was being removed. Mr. Watson affirmed the removal of the curb cut. Mr. Bachman then asked Mr. Peters (Staff) if he feels that this Final Development Plan meets the spirit and intent of the new Zoning Resolution that was passed on October 10th. Mr. Peters explained that the applicant made changes to reflect the new Zoning Code and that this Final Development Plan does meet the spirit and intent of the new Zoning Resolution.

Board Member Wilson motioned to Approval without Conditions. Board Member Westfall seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)

7. Public Hearings

a. CZC-24-9 | Minor Modification | CZC-14-7: Kroger Marketplace
Board Member Bachman motioned to open the Public Hearing. The vote Passed.

Staff presented a presentation for the case regarding Kroger on 3636 Springdale Road. This site is a Planned Development. The applicant is seeking a minor amendment to allow additional wall signage. Kroger has been updating the signage at various locations and is looking to replace the old signs at this site with new signs that match their current branding. Mr. Peters explained that the applicant applied prior to the adoption of the new Zoning Resolution on October 10th, so the decision in this case should reflect the former Zoning Resolution. Staff determined that the addition of more signage square footage would raise the intensity of the site. Staff then presented images of current and proposed signage. Staff recommended approval with the condition that the building is painted or otherwise properly prepared following the removal of the current signage and prior to the installation of new signage.

Mr. Bachman asked the Board if they had any questions for Staff (they did not) and then asked the applicant to approach the podium.

Alex Miller is the applicant in this case and spoke on behalf of Atlantic Sign Company. He explained that Kroger has been updating their branding. Then he agreed to accept Staff's condition. Mr. Bachman asked Mr. Miller to go into more detail about a sign on the front left of the building. Mr. Miller explained that the sign is for grocery pickup, not pharmacy pickup, and that a sign showing the distinction is helpful for customers.

b. CZC-24-8 | Minor Modification | CZC-05-3: Stone Creek Towne

Center

Timothy Bachman motioned to Open the Public Hearing. The vote Passed.

Staff presented a presentation for the case regarding Meijer on 3711 Stonecreek Boulevard. This site is a Planned Development. The applicant is seeking a minor amendment to allow additional wall signage. Most signage on the building will remain the same. However, Meijer is proposing adding two new signs above each entrance. Mr. Peters explained that the applicant applied prior to the adoption of the new Zoning Resolution on October 10th, so the decision in this case should reflect the former Zoning Resolution. Mr. Peters noted that Meijer has more signage than anyone in the entire Township and that this would raise the intensity of the site. He then explained how the signs would look and provided images to support his explanation. Staff reccommended approval with conditions. The condition being that inaccurate signage be removed or replaced.

Mr. Bachman asked the Board if they had any questions for Staff (they did not) and then asked the applicant to approach the podium.

Alex Miller is the applicant in this case and spoke on behalf of Atlantic Sign Company. He explained that these update are purely for way-finding purposes and that this is necessary to minimize customer frustration and increase safety. He also states that he does not believe these signs will cause any issues with the residential homes nearby. Mr. Bachman asked the applicant about the outdated signage, and Mr. Miller confirmed that the outdated signage will be removed and replaced, but was not sure exactly how they would be replaced as that decision is Meijer's.

After the voted has taken place Mr. Miller stated that Meijer agreed to fully replace the faces of the outdated signs.

Timothy Bachman motioned to close the Public Hearing. The vote Passed.

Timothy Bachman motioned to approve the minor modification with the condition that the outdated 24-Hour signs are replaced with a new face. Carl W. Hauser III seconded the motion.

Vote Result: Passed. - Yes (5), No (0), Abstained (0)
Yes Votes: Timothy Bachman, J. Thomas Westfall, Kevin Wilson, Linda Gauggel, Carl W. Hauser III
No Votes: None
Abstained: None

8. Informal Concept Review: NONE

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9. Old Business: NONE

10. New Business: NONE

11. Administration: NONE

12. Announcements: NONE

13. Next Meeting: December 17, 2024

14. Adjournment
Mr. Bachman motioned to adjourn the meeting.

Lori McMullen