COLERAIN
TOWNSHIP ~ OHIO

REGULAR MEETING OF THE ZONING COMMISSION MINUTES

Tuesday, January 21, 2025 – 6:00 PM

1. Meeting Called to Order
Board Chair McMullin called the meeting to order at 6:00 PM.

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

3. Roll Call
Present and Voting: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin
Present and Not Voting: Alternate Wander
Absent: Alternate Gauggel

4. Approval of Minutes

   a. August 20th, 2024 Minutes
   The Board was not given enough time to review these minutes prior to the meeting. These minutes will be tabled until the February meeting.

   b. October 15th, 2024 Minutes
   Motion: Board Member Bachman motioned to accept the October 15th Minutes. Board Member Hauser III seconded the motion.
   Vote Result: Passed. Yes (4), No (0), Abstained (1)
   Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson
   Abstain: Board Chair McMullin

5. Public Address
No one in attendance spoke during this portion of the meeting.

6. Final Development Plan
No Final Development Plans were presented at this meeting.

7. Public Hearings

a. CZC-91-2 - The applicant is requesting a Minor Modification to the Final Development Plan at 11355 Dallas Boulevard.

- **Presentation:** Colerain Township Staff, Mr. Peters
- **Details of case:** The applicant, Midwest Stone Scapes, applied for a Minor Modification to a Planned District at 11335 Dallas Boulevard. The original case governing this document is CZC-91-2. A building was not included in the original Final Development Plan governing this parcel, which is why a Minor Modification is necessary. This site is located in the Bevis/Pleasant Run character area located in Western Colerain. Portion of the Planned District have been sold for commercial uses over time. Mr. Peters explained that the architecture and building specifics will be approved later on with a Zoning Certificate. The site plans provided gave an overview of what the site may look like when developed.
- **Staff Recommendation:** APPROVAL with conditions:
  1. The applicant must submit detailed building plans, including architectural elevations and materials, for review and approval prior to the issuance of a zoning certificate.
  2. Landscaping and buffering must be installed in accordance with the governing resolution to minimize visual and auditory impacts on adjacent properties.
  3. The parcel must maintain an impervious surface ratio of 75% or less.
  4. A 40-foot landscape buffer with Earth mounding shall be maintained along Houston Road. This buffer shall be free of any building, parking, or storage areas.
  5. Ground-mounted signage shall meet the standards of the current Zoning Resolution, as adopted on October 10, 2024.
  6. All temporary signage, banners, and promotional signage materials shall be prohibited on this site.
  7. Outdoor sales, display, and storage shall be prohibited on this site.
  8. Where conditions of this modification are in conflict with the previously adopted conditions of the Planned District, the more restrictive conditions shall apply.

Motion: Board Member Wilson motioned to open the Public Hearing. Board Member Hauser III seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

- **Public Hearing:**
  - **Applicant Presentation:** The applicant, Ryan Davis, explained that he plans to match the building style and facade of the building next door, which he owns, and reproduce what has been done.

Motion: Board Member Hauser III motioned to close the Public Hearing. Board Member Westfall seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

Questions for the Applicant from the Board:

- **Board Member Bachman:** Asked Staff if this case will return to the Zoning Commission to submit their final building plans. Staff said that this will not be necessary if the conditions of the Final Development Plan are met. In the case that all conditions of the Final Development are met, Staff is able to approve those permits administratively.

Motion: Board Member Hauser III motioned to accept the Minor Modification to CZC-91-2 with Staff recommendations. Board Member Wilson seconded the motion.
Vote Result: Passed. Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

b. CZC-92-3 - The applicant is requesting a Minor Modification to the Final Development Plan at 9500 Colerain Avenue.

- **Presentation:** Colerain Township Staff, Mr. Peters
- **Details of case:** The applicant is requesting a Minor Modification to the Final Develpment Plan at 9471 Colerain Avenue. The property owner is Northgate Entertainment, LLC. Mr. Peters explained that the applicant wants to make this site a family entertainment center, which is in conformance with the Colerain Township Comprehensive Plan. Colerain Avenue is a major economic corridor, and staff did not feel that this use would detract from the character of the area. Staff felt it was important to bring this to the Board because this project would bring a new use to this site. There were some aspects if this proposal that were in conflict with the original Final Development Plan. Mr. Peters gave an overview of the site and explained to the Board that this Minor Modification is focused on the use of the site.

- Staff Recommendation: Approval with the following condition:
    1. Any proposed changes to the building's exterior, including signage, must be reviewed and approved in accordance with the Zoning Resolution.

Motion: Board Member Bachman motioned to open the Public Hearing. Board Member Wilson seconded the motion.
Vote Result: Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

Public Hearing:

- **Applicant Presentation:** The applicant, Jonathan Wocher, explained that they are hoping to change the use of the parcel from a theater into a family entertainment center. The applicant then explained some of the potential ideas for the site which included go-carts, trampolines, multi-level playgrounds, concession area, party rooms, ropes courses, obstacle courses, arcades, and other activities typical to entertainment centers. Mr. Wocher clarified that there is no intent to keep any of the theater rooms. Mr. Wocher agreed with Staff's conditions and explained that he feels this use is appropriate for the area with adequate parking, and that this use will not be a drastic change from the previous use.
- The building's owner, Alex Patel, approached the podium and answered questions from the Board.

Questions for the Owner:

- **Board Member Bachman:** Asked the applicant about his total investment for this property. The applicant explained that this will be roughly a 3-million-dollar investment. Board Member Bachman also asked the applicant about his other properties and if he still plans to include bowling in the plan. The applicant explained that this is his first location in the Cincinnati area but that he has five current locations outside of this area (Connecticut, New Jersey, and Pennsylvania). Mr. Patel explained that this will be his first site in the Cincinnati area and that there will be no bowling included at this site.

- **Board Member Hauser:** Asked the applicant which entrances will be used for the property. The applicant explained that both entrances will be used. Board Member Hauser also asked about hours of operation. Mr. Patel explained that the Mall entrance will be closed when the mall is closed, but that their entrance will be open until 10 PM on weekends and 9 PM on weekdays. Board Member Hauser asked for additional clarification about the hours of operation at this site. Mr. Patel explained that Monday through Thursday they will be open from 4-9 PM during the school year, Friday they will be open from 5-10 PM, Saturday they will be open from 8-10 AM for sensory kids only and from 10 AM to 10 PM for anyone, Sunday they will be open from 9-11 AM for toddlers five and under and from 11 AM to 9 PM for anyone.

- **Board Chair McMullin:** Asked the applicant about security of the site. The applicant said that they ask for an officer on duty to act as security officers, but if that is not an option, they get other security. Board Chair McMullin asked the applicant about average crowd sizes. Mr. Patel explained that Saturdays between 2-7 PM are the busiest. Board Chair McMullin asked the applicant what the biggest challenges are. The applicant explained that the employees often young and only working for the summer during school break which can make staffing difficult, but that they want to be a place people feel included and enjoy working at. Board Chair McMullin noted that she liked the idea of including a time specifically reserved for sensory kids.

Motion: Board Member Bachman motioned to close the Public Hearing. Board Member Hauser III seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

Board Member Bachman asked about the proper address for this site because it was inconsistent on documents. Staff explained that the correct address for this site is 9500 Colerain Avenue.

Motion: Board Member Bachman motioned to approve CZC-92-3 with the Staff recommendation as submitted to the Board. Board Member Hauser III seconded the motion.

Vote Result: Passed. Yes (5), No (0), Abstained (0)
Yes: Board Member Bachman, Board Member Hauser III, Board Member Westfall, Board Member Wilson, Board Chair McMullin

8. Informal Concept Review

None.

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9. Old Business
None.

10. New Business
None.

11. Administration
Staff explained the Zoning Commission's election process to Board with the purpose of notifying the Board that the February 18th meeting will be the meeting that the Board election is held. There was no opposition to having the Board election at the next meeting.

12. Announcements
Mr. Peters introduced Dennis Wander to the Zoning Commission Board. Mr. Wander will serve as an alternate on the Board. Mr. Wander introduced himself and gave a brief background about himself and his prior experience serving as a City Council member in North College Hill.

13. Next Meeting: February 18th, 2025
Staff explained that during the next meeting there is a case with Rumpke, a text amendment, and elections that will take place. Mr. Miller thanked Board Member Hauser III for stepping up to serve as a permanent Board Member. Board Chair McMullin thanked Mr. Gehring for his many years of service to the Zoning Commission.

14. Adjournment
With no further business to come before the Board, at 6:32 PM, Board Chair McMullin made a motion to adjourn the meeting. The Board voted unanimously to adjourn the meeting.