



REGULAR MEETING OF THE ZONING COMMISSION
MINUTES

Tuesday, February 18, 2025 – 6:00 PM

1. Meeting Called to Order
Board Chair McMullin called the meeting to order at 6:01pm.
2. Pledge of Allegiance
All recited the Pledge of Allegiance.
3. Roll Call
Present and Voting: Board Member Bachman, Board Member Hauser III, Alternate Wander, Board Member Westfall, Board Chair McMullin
Absent: Alternate Gauggel, Board Member Wilson
4. Oaths of Office
 - a. Alternate Dennis Wander
Dennis Wander took the oath of office.
5. Election of Officers
 - a. Nomination and Election of Chairperson

Motion: Board Member Hauser III motioned to elect Lori McMullin as the Board's Chairperson. Board Member Westfall seconded the motion. Board Chairperson McMullen accepted the nomination.

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

b. Nomination and Election of a Vice Chairperson

Motion: Board Chair McMullin motioned to elect Tim Bachman as the Board's Vice Chairperson. Board Member Bachman accepted the nomination. Board Member Hauser III seconded the motion.

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

6. Approval of Minutes:

a. August 20, 2024, Minutes

Motion: Board Member Bachman motioned to accept August 20th Minutes. Board Chair McMullin seconded the motion.

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

b. January 21, 2025, Minutes

Board Chair McMullin requested that an edit be made to page four of the minutes to fix a typographical error.

Motion: Board Member Bachman motioned to approve the minutes with the modification requested by Board Chair McMullin. Board Member Hauser III seconded the motion.

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

7. Public Address

No members of the public addressed the Zoning Commission board.

8. Final Development Plan

No Final Development Plans were presented before the board.

9. Public Hearings

- o CZC-25-1 - Applicant is requesting a Minor Modification to a Final Development Plan governed by Consent Decree A0007121 at 3500 Struble Road.

- Staff Presentation: Maggie Klein, Development Planner

• **Details of case:** The applicant for case CZC-25-1 is requesting a Minor Modification to the Final Development Plan at 3500 Struble Road. The Planned District for this site is governed by Consent Decree A0007121, which is a legal agreement between Colerain Township and Rumpke Sanitary Landfill. The purpose of the Minor Modification is to allow Rumpke Sanitary Landfill to construct two new office buildings on Struble Road. One building would be used for office and maintenance purposes and the other building would be used for storage. Ms. Klein gave an overview of the site's Final Development Plan and the locations of the proposed buildings. She also noted that adding these buildings would not introduce a new or more intense use to the area. The proposed setbacks for the new buildings met the requirements of the underlying zoning district (Sanitary Landfill) and the Final Development Plan. The proposed additions also met all site development standards and dimensional standards stipulated in the Colerain Township Zoning Resolution.

• **Staff Recommendation:** APPROVAL of the Minor Amendment to the Planned District with the following condition:

- The final plan shall comply with all provisions of the Consent Decree and all applicable Local, State, and Federal regulations. The property owner shall also maintain compliance with all previous zoning approvals and Consent Decree requirements. Any conflicts between the Consent Decree and Township Regulations shall be resolved with legal determinations provided by Colerain Townships legal counsel.

• **Rationale for Recommendation:** The proposed modification to the Final Development Plan meets the standards for the Minor Modification outlined in the Zoning Resolution and aligns with prior zoning approvals and would also allow for operational improvements to be made that will maintain safety and efficiency.

Motion: Board Member Bachman motioned to open the public hearing. Alternate Wander seconded the motion.

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

• **Public Hearing:**

- Molly Yeager, Communications Director at Rumpke Sanitary Landfill
 - Ms. Yeager explained the building dimensions, how the buildings would be used, the locations of the buildings, and the design of the buildings to the board. She noted that these

buildings will be designed similarly to the corporate headquarters building. She also explained that the new office buildings are needed to relocate employees due to the growth of their workforce. Roughly 115 employees will work in the proposed office building.

- Scott Huber, Civil Engineer for Abercrombie and Associates
 - Mr. Huber noted that there is already a building shown in a similar location in the Consent Decree. He explained that this building should not come as a surprise since it was listed in the Consent Decree documents, but that the building they are proposing is smaller than the building shown in the Consent Decree. He also noted that this proposal will not create a new access point to the landfill. Employees will use Hughes and Struble Road to access the buildings, but landfill traffic will not use these entrances. He stated that he feels this is a safe location for the buildings and that there is no expected traffic increase. Mr. Huber then discussed landscape plans and site lighting. He stated that there is no objection to staff's condition, and he asked the board to approve the Minor Modification.

- **Questions for the Applicant:**

Board Chair McMullin: Suggested adding lights to these buildings that emulate the lighting at the Generation Drive corporate office building.

Scott Huber stated that the suggestion will be considered.

Motion: Board Member Hauser III motioned to close the public hearing. Alternate Wander seconded the motion.

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

Motion: Board Member Hauser III motioned to approve the Minor Modification requested in case CZC-25-1 with the staff condition. Alternate Wander seconded the motion.

- Condition: The final plan shall comply with all provisions of the Consent Decree and all applicable Local, State, and Federal regulations. The property owner shall also maintain compliance with all previous zoning approvals and Consent Decree requirements. Any conflicts between the Consent Decree and Township Regulations shall be resolved with legal determinations provided by Colerain Townships legal counsel.

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

10. Informal Concept Review

No Informal Concept Reviews were presented before the board.

11. Old Business

There was no old business to discuss.

12. New Business

There was no new business to discuss.

13. Administrative Matters

There were no administrative matters to discuss.

14. Announcements

- a. Next meeting Staff will be proposing updates to the Zoning Commission Bylaws and Text Amendments to the Zoning Resolution.

Ms. Klein explained that these amendments will be minor in nature.

15. Next Meeting: March 18, 2025

16. Adjournment

With no further business to come before the Board, at 6:22 PM, the Board unanimously agreed to adjourn the meeting.



Approval of Meeting Minutes

Colerain Township Zoning Commission

4200 Springdale Rd

Cincinnati, OH 45251

Meeting Date: Tuesday, February 18, 2025 - 6:00 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, Zoning Commission Administrator

May 20, 2025

Date

Accepted By:

A handwritten signature in black ink, appearing to read "Lori McMullin", written over a horizontal line.

Ms. Lori McMullin, Chair

20 MAY 2025

Date