



COLERAIN TOWNSHIP BOARD OF ZONING APPEALS

Minutes

4200 Springdale Road – Cincinnati, Ohio 45251

Wednesday, November 12, 2025 – 6:00 PM

1. Meeting Called to Order

Board Chair Roberto called the meeting to order at 6:01pm with all Board members present.

2. Pledge of Allegiance

All recited the Pledge of Allegiance.

3. Explanation of Procedures

Board Chair Roberto gave the Explanation of Procedures.

4. Roll Call

Roll Call

Present & Voting: Board Member Bartolt, Board Member Schupp, Alternate Board Member Smith, Alternate Board Member Thiemann, Board Chair Roberto

Absent: Board Member Owens, Board Member Sidow

5. Swearing in: appellants, attorneys, and all speakers in the cases

Board Chair Roberto swore in those who wished to speak.

6. Hearing of Appeals

- a. **BZA-25-35:** The applicant is requesting conditional use approval to allow a cannabis dispensary to operate in the Avenue Mixed Central zoning district of Colerain Township located at 9385 Colerain Ave (510-0101-0142-00).

- **Staff Presentation:** Presentation given by Senior Planner, David Peters
- **Details of case:** The applicant is requesting a conditional use by the board to allow a Cannabis Dispensary to operate at 9385 Colerain Ave. The building is located in Colerain's Avenue Mixed Central zoning district and was previously used as a payday loan business. The AMC zoning district conditionally permits marijuana dispensaries requiring BZA review and approval.

- **Staff Recommendation:** Approval with conditions. Conditions are stated in the Case Staff Report.
- **Applicant Presentation:** Steve Anevski, talks about the other stores located around the Cincinnati area and the general plans for the site. The state does not allow any representation outside a sign.
- **Meeting attendees speak in favor or against case:**
 - **In Favor:**
 - **Against:** 1) Edward Mitchell: Worried about expansion and security issues moving into the neighborhood with the business, especially with the owner of the proposed property owning the proposed building and 4 of the homes in the cul-de-sac. 2) Janice Jessup: concern is for intensity/congestion. Does not agree with the placement of the building because of its close proximity to a residential neighborhood.
 - **Concerns:** Security and intensity of use.

Motion: Board Member Bartolt motioned to Close the Public Hearing portion. Board Member Schupp seconded the motion.

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

Questions for the Applicant:

- **Board Member Bartolt:** Asked the applicant if the property next door was owned by them. The applicant stated they do not own the other property, they are only leasing the proposed address. Good with lights
- **Board Member Schupp:** Asked staff about the expansion which was proposed on the property. Staff stated the property owner would need to go through the process of rezoning to allow commercial retail to expand.
- **Board Chair Roberto:** Asked the applicant if they would be amenable to improving the facade and streetscape buffer and adding decorative lights along the property streetscape. The applicant stated they would be amiable to add streetscape improvements and facade improvements to the property but can not speak for the property owner. Addressing the residence concern, the applicant stated they do not believe the traffic flow would change along the property. As for clientele, customers have to be 21 to access the dispensary and believe it would bring better business than the vape shop.

Motion: Board Member Bartolt motioned to approve the variance with the 5 conditions listed by staff with the additional condition of adding a minimum of 2 and maximum of 3 decorative streetlights. Alternate Board Member Smith seconded the motion.

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



- BZA-25-36:** The applicant is requesting a variance to allow an electronic monument sign to be located in the Single Unit Residential zoning district of Colerain Township located at 8735 Cheviot Rd (510-0092-0059-00).
- b.

- **Staff Presentation:** Presentation given by Senior Planner, David Peters
- **Details of case:** The applicant, Resounding Joy Church, is requesting a variance to allow an electronic monument sign to be located in the Single Unit Residential zoning district. Resounding Joy Church sits back on the property, making it difficult to see from the road. The purpose of this sign is to make the public aware of their location in the Township.
- **Staff Recommendation:** Approval with conditions
- **Applicant Presentation:** David Williams at cap signs. Stated the sign is 10ft from the south residential property and 15ft away from the curb property line and they agreed with all the requirements set by the township.
- **Meeting attendees speak in favor or against case:**
 - **In Favor:** Lori McDonna; the sign comes with them wanting to identify their new church identity with the Township. Also, to show the community they are located in the Township.

Motion: Board Member Schupp motioned to close the Public Hearing portion. Board Member Bartolt seconded the motion.

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

Questions for the Applicant:

- **Board Member Bartolt:** Asked staff which part of the sign would change and which will be static. Staff stated part of the sign will be static and the other section will be dynamic.

Motion: Board Member Schupp motioned to approve the variance with all staff recommendation conditions. Board Member Thiemann seconded the motion.

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

- BZA-25-37:** The applicant is requesting a variance to the sign height requirements for signage located at five Cincinnati Great Park locations. This would include Farbach-Werner Nature Preserve (3455 Poole Road), Triple Creek (2700 Buell Road), Oak Glen Nature Preserve (7600 Thompson Road), Newberry Wildlife Sanctuary (5300 Sheits Road), and Richardson Forest Preserve (4000 W Kemper Road).
- c.

- **Staff Presentation:** Presentation given by Senior Planner, David Peters

- **Details of case:** The applicant is requesting a variance to the sign height requirement for signage at five Cincinnati Great Park locations. These signs would fit the models at all other Great Park locations outside the Township. Staff went through each sign individually, giving their square footage and dimensions.
- **Staff Recommendation:** Approval with conditions. Conditions are located in the case staff report.
- **Applicant Presentation:** Sean Kreation with Ham Co. Parks. The intent of this project is to match the new branding update that was made in the past year. There are approx 30 signs going in around the county, going across multiple jurisdictions. The applicant clarified the landscaping condition given by staff.
- **Meeting attendees speak in favor or against case:**
 - **Against: 1)** Cindy Sickman, concern about the property not staying a preserve and wanted to make sure it would stay a preserve. **2)** Patty Gravue, concern is for Richardson preserve sign, fears it would be too intense for the area. **3)** Dick Sipel's does not understand how the parks is allowed to break the signage standard but not other companies. **4)** Dina Cross, does not understand why there is going to be a sign where there is no parking. Fears it would open up to more problems in the future.
 - **Concerns:** The sign heights are too tall at some locations and an increase in travelers.

Motion: Board Member Bartolt motioned to close the Public Hearing portion. Alternate Board Member Thiemann seconded the motion.

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

Questions for the Applicant:

- **Alternate Board Member Smith:** Asked the staff if this is limited to the parks or anyone. Staff stated this directly applies to the packet signs, none other.
- **Board Member Bartolt:** Asked the applicant about the sizing of the signs. The applicant stated Farbach Warner sign is a one of a kind. All other signs are shorter than the one fabricated for Farbach Warner.
- **Board Member Schupp:** Asked staff if there is a sign on Triple Creek Drive. Staff stated yes.
- **Alternate Board Member Thiemann :** Asked staff if these signs were the signs approved a year ago. Staff explained that our understanding was that parks fell under the government requirements a year ago and were exempt. They are now viewed as non-governmental and should seek a variance. The sign permits have expired and now are viewed as needing zoning.

- **Board Chair Roberto:** Asked an attendee how they would refabricate the sign as the speaker had been in the fabrication business for years. The attendee stated this one can be cut even after it's fabricated, and it can be lowered to the Zoning Resolution's allowed height. Mr. Roberto then asked the applicant if they could reduce the height of the sign, knowing now that it can be reduced. The applicant said it could be done but would come with extra costs and would not fit the design concept they are trying to achieve.

Motion: Board Member Bartolt motioned to approve Farbach Warner signage. Board Member Schupp seconded the motion.

Vote Result: Passed. Yes (4), No (1), Abstained (0)

Motion: Board Member Bartolt motioned to approve additional Farbach sign with current standards. Board Member Thiemann seconded the motion.

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

Motion: Alternate Board Member Smith motioned to approve the sign located at Tripple Creek. Board Member Schupp seconded the motion.

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

Motion: Alternate Board Member Smith motioned to approve the sign located at Tripple Creek. Board Member Schupp seconded the motion.

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

Motion: Board Member Bartolt motioned to approve the sign located at Oak Glen. Board Member Schupp seconded the motion.

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

Motion: Board Member Schupp motioned to approve the sign located at Newberry Wildlife Sanctuary. Alternate Board Member Smith seconded the motion.

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

Motion: Alternate Board Member Bartolt motioned to approve the sign located at Richardson Nature Preserve. Board Member Thiemann seconded the motion.

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

7. Unfinished Business

None

8. Approval of Minutes



a. October 22, 2025 Minutes

Motion: Board Member Bartolt made a motion to approve the minutes from October 22, 2025 meeting. Alternate Board Member Thiemann seconded the meeting.

Vote Result: Passed. Yes(3), No(0), Absain(2)

9. Next Meeting: December 10, 2025

10. Administrative Matters

None

11. Adjournment

Motion: Alternate Board Member Smith motioned to adjourn the meeting. Board Member Bartolt seconded the motion.

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



Record Number:

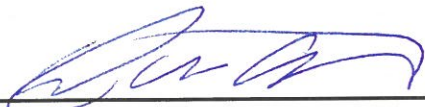
BZW-26-1

Approval of Meeting Minutes

Colerain Township Board of Zoning Appeals

4200 Springdale Road • Cincinnati, OH 45251

Meeting Date: Wednesday, January 28, 2026 – 6:00 P.M.



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

1/28/26

Date



Mr. Mark Schupp, Secretary

1/28/26

Date



Mr. Ronald J. Roberto, Chairman

1-28-26

Date

Official Record Retention: Approved meeting minutes are archived in the following locations:

- A printed copy in the Colerain Township Board of Zoning Appeals Minutes Book
- A digital file on the Zoning Administration drive at **08 Board of Zoning Appeals > 05 Minutes**, labeled with the **BZZ** prefix and record number listed above
- An electronic copy in CivicClerk, associated with the relevant meeting

Meeting minutes prepared by **Ms. Juliana Petti**, Assistant Board of Zoning Appeals Administrator