COLERAIN
1794 225TH ANNIVERSARY 2019

COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting Minutes
Tuesday, May 18, 2021- 6:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

Meeting called to order: 6:00 pm.

The Pledge of Allegiance was led by Mr. Grote.

Roll Call: Mr. Fehring – aye, Mr. Grote - aye, Ms. Smith – aye, Ms. McMullin – aye and Mr. Gehring – absent.

Also present was staff member Marty Kohler and alternates Kevin Wilson and Tom Westfall.

Mr. Westfall was seated to take the place of Mr. Gehring.

Approval of Minutes:

A motion was made by Mr. Fehring and seconded by Ms. McMullin to approve the minutes of the December 15, 2020 meeting with a minor correction.

Roll Call: Mr. Fehring – aye, Ms. Smith – abstain, Ms. McMullin – aye, Mr. Westfall – aye, and Mr. Grote - aye.

A motion was made by Ms. McMullin and seconded by Ms. Smith to approve the minutes of the March 2, 2021 meeting as submitted.

Roll Call: Mr. Fehring – aye, Ms. Smith – aye, Ms. McMullin – aye, Mr. Westfall – abstain, and Mr. Grote - aye.

A motion was made by Ms. McMullin and secondecd by Mr. Fehring to approve the minutes of the March 16, 2021 meeting as submitted.

Roll Call: Mr. Fehring – aye, Ms. Smith – aye, Ms. McMullin – aye, Mr. Westfall – abstain, and Mr. Grote - aye.

Public Address: none

Final Development Plan:

ZA2021-01 - Abbeytown Subdivision

Mr. Kohler presented the case and noted the location of the project, surrounding development and surrounding zoning. The applicant is Brad Austing representing M/I Homes, LLC. The project is located on the north side of West Kemper Road west of Pippin Road. This proposal is for the final development plan and the Zoning Commission is the final step in the development plan process.

Mr. Kohler showed a location map and street level photos of the site. He also showed a zoning map of the property and surrounding property. He showed the proposed Final Development Plan noting that there is a slight modification of lots due to the addition of a public sidewalk on the east side of lot number 17. Mr. Kohler reviewed the approval criteria for a Final Development Plan. Mr. Kohler also outlined the conditions for approval of the Preliminary Development Plan as confirmed by the Township Board of Trustees. The developer has submitted a letter addressing how the conditions are being met.

Mr. Kohler noted all of the documents that are considered to be part of the Final Development Plan and showed several of the key drawings in the PowerPoint presentation and noted how the plans address the conditions of the Preliminary Development Plan. Mr. Kohler noted the proposed locations for cluster mailboxes. This is something somewhat new with public streets and the Township does not have design criteria for placement of the mailboxes. The developer's preference is to not have them on private home yards so they have placed them in the open space. Mr. Kohler has a concern with the safety of the proposed location near the subdivision entrance and would like to work with the developer to relocate them to a safer location.

Staff finds that the Final Development Plan complies with the conditions of the Final Development Plan. Staff recommends approval of the Final Development Plan subject to the following conditions.

1. That a street lighting district be set up for this development in accordance with the standards of Colerain Township.
2. That the applicant works with staff to determine the optimum location for the cluster mailboxes.
3. That the public sidewalk adjacent to lot 17 be constructed at the time that the house on lot 17 is constructed.
4. That the playground area and perimeter screening be installed prior to the occupancy of half of the 68 houses in the development.

Mr. Grote asked Mr. Kohler if the Trustees were going to install the remainder of the sidewalk connection to the intersection of Kemper and Pippin. Mr. Kohler noted that the developer is making a payment to the Township in lieu of construction of the sidewalk on Kemper Road. These funds can be used for construction of sidewalks elsewhere in the township. The funds have not been specifically allocated for the sidewalk to the intersection, Mr. Kohler believes that the Trustees intend to do so.

Mr. Scott Huber with Abercrombie and Associates, the site engineer, said that he did not have a formal presentation but agrees with the proposed conditions outlined by staff.

Mr. Tom Lofquist with M/I Homes said that he is standing in for Brad Austing and agrees with the staff recommendation.

Ms. McMullin said that she agrees with the recommendation regarding the cluster mailbox. Mr. Loftquist said that this is something new to M/I Homes and that they are learning how to make them as convenient as possible for the residents.

Mr. Fehring asked if there is an existing sidewalk connection at Kemper and Pippin. Mr. Kohler said that there is sidewalk on the northeast corner and the other corners have no sidewalks. Mr. Fehring confirmed that the approval of the Final Development Plan only provides a sidewalk connection to the rear of the fire station and does not have a connection to the school. Mr. Kohler confirmed that this is the case since the Trustees have not yet appropriated the funds for the sidewalk connection.

Ms. McMullin commented that she likes the playground proposal.

With no further discussion a motion was made by Mr. Fehring and seconded by Ms. McMullin to approve the Final Development Plan according to staff recommendations and conditions.

Roll Call: Mr. Fehring – aye, Ms. Smith – nay, Ms. McMullin – aye, Mr. Westfall – aye, and Mr. Grote - aye.

ZA2021-06 Circle Storage – Amended Final Development Plan

Mr. Kohler presented the case being a minor amendment to a Final Development Plan originally approved in 2006. This is an application by Mike Cassidy representing Circle Storage for the replacement of the freestanding signs. The amendment pertains only to freestanding signs. Mr. Kohler presented a location map, zoning map, aerial photos and ground level photos of the property. The proposal is for the replacement of the signs on Struble Road and I-275. The property is zoned Planned Development Industrial PD-I.

The Preliminary Development Plan had a condition that the signs for the site be approved with the Final Development Plan. Mr. Kohler has reviewed the files and has not found information regarding the dimensions or placement of the current signs. Both proposed signs appear to be larger and taller than the signs previously approved.

The PD-I district permits one monument sign per property with a maximum height of 15 feet and a maximum size of 150 square feet. The proposed interstate sign is 38 feet in height and 294 square feet in sign area. The proposed interstate signs would have an electronic reader board measuring 8 feet high by 20 feet wide. The location of the proposed new signs would be the same as the current signs.

Staff finds that the Final Development Plan is not consistent with the Colerain Zoning Resolution regulations for freestanding signs with respect to the I-275 sign. Staff find that a hardship may exist for the proposed sign facing I-275 due to the speed of traffic and distance between the road right-of-way and the traffic travel lanes which may warrant additional sign size and height to enhance readability. Staff is concerned that an animated message sign is not appropriate for fast moving traffic in that there is very limited time to view the sign message and that the animation can be a distraction to driving.

Mr. Kohler said that he had a recent conversation with the applicant and it was communicated that they would comply with the Colerain regulations for changing the message no more than four times per minute and not have an animated or scrolling message. The difficulty for staff is that the capability for scrolling and animated messages still exist with the sign and that it could become an enforcement issue.

Staff recommends for <u>APPROVAL</u> of the Final Development Plan subject to the following conditions:

1. That the I-275 sign height not exceed 30 feet (15 feet more than permitted and 8 feet less than requested)
2. That the I-275 sign size not exceed 200 square feet (50 sf more than permitted and 94 sf. less than requested)
3. That the I-275 sign contain no animated message.
4. That the Struble Road sign have landscaping around the base in accordance with Section 15.5.4 of the Zoning Resolution.
5. That the requirement for landscaping around the base of the I-275 sign be waived since it will not be visible from I-275.

Ms. McMullin asked about the grade level of the sign with respect to the elevation of I-275. Mr. Kohler noted that the Preliminary Development Plan indicated that the sign location was about six feet lower than the travel lanes of I-275 but the elevation appears to be lover in the field. Mr. Kohler suggested that a sign height could be specified as measured above the road elevation of I-275.

Mr. Grote verified that the staff recommendation for the Struble Road sign was for approval as submitted. Mr. Kohler verified that this was correct. Mr. Grote asked if the animated portion of the sign were eliminated if the applicant could use the area for a fixed message. Mr. Kohler verified that this was correct and that the message could change up to four times per minute. Mr. Grote also confirmed that there is no proposed change to the wall sign on the building.

Mike Cassidy with Preferred Resources representing Circle Storage said that he is a sign facilitator and consultant. He noted that John Bishop with Circle Storage was also in attendance. Mr. Cassidy said that, after conversations with staff, that he has amended his proposal for the signs. He passed out copies of a new design to the Board. He noted that they have eliminated the electronic message board due to economics and to be consistent with the Zoning Code. The Struble Road sign would only change the face of the existing sign rather than replace the

structure. They are proposing an overall height of the interstate sign of 29 feet rather than 38 feet. They estimate that the base of the sign is about 12 feet lower that I-275.
Mr. Fehring confirmed that the new signs would replace the old signs and not be in addition to the existing signs. Mr. Cassidy said that this is correct.

Mr. Grote asked if the brick planter base on the Struble Road sign would remain. Mr. Cassidy said that it would and they would enhance it with landscaping.

Mr. Grote asked Mr. Kohler about how the revised proposal would affect the staff recommendation. Mr. Kohler noted that staff typically does not accept revised applications during the meeting. Since the issues are not very complex with this application staff believes that there are advantages to the revised proposal. The revised proposal addressed the conditions number 1, 2 and 3 of the staff conditions. Since the revised proposal is for less height and size than the staff recommendation, Mr. Kohler recommends for approval of the revised submission and keeping conditions number 4 and 5 of the original staff recommendations.

Ms. McMullin expressed that she would prefer to defer action to the next meeting since there has not been previous public consideration for the amended plans. Mr. Cassidy asked if there was any public objection to the previous proposal. Mr. Kohler noted that if the staff recommendation were accepted and that the revised proposal was submitted after the meeting that the revised proposal would conform to the staff recommendation. The advantage of accepting the revised plan is that it is more restrictive on height and size than the staff recommendation. Mr. Kohler is not pushing for a vote but wanted to point out that the revision complies with staff recommendation.

Mr. Fehring said that he was comfortable to vote on the revised proposal. Mr. Westfall agreed.

With no further discussion a motion was made by Mr. Fehring and seconded by Ms. McMullin to approve the Amended Final Development Plan with the drawings submitted during the meeting by Mr. Cassidy and according to staff recommendations and conditions number 4 and 5 in the staff report.

Roll Call: Mr. Fehring – aye, Ms. Smith – aye, Ms. McMullin – aye, Mr. Westfall – aye, and Mr. Grote - aye.

Mr. Kohler said that there is one item for the agenda of the June 15 meeting.

Mr. Westfall made a motion to adjourn the meeting and Ms. Smith seconded the motion at about 7:28 p.m. All were in favor.

Marty Kohler (signature)
Respectfully submitted:
Marty Kohler, Interim Planner

Aloysius H. Grote (signature)
Accepted:
Aloysius Grote, Chairman