

COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting Minutes
Tuesday, June 15, 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 – Aye.

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

Approval of Minutes:

A motion was made by Ms. McMullin and seconded by Mr. Fehring to approve the minutes of the May 18, 2021 meeting as submitted.

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

Public Address: none

Final Development Plan:

ZA2021-02 and ZA1999-03 – Crossings of Colerain

Mr. Kohler presented the case. The applicant is Brian Rumsey representing property owner Crossing of Colerain, LLC. The applicant for the Preliminary Development Plan was Colerain Township since the property for the expansion of the development was owned by the Township. Mr. Kohler reviewed the history of approvals of the Preliminary Development Plan and showed maps and photos of the property. The purpose of this amendment is for the expansion of a parking area for wrecked vehicles for a proposed collision repair business in the shopping center. Mr. Kohler noted the approval criteria for a Final Development Plan and the conditions and variances that were placed on the Preliminary Development Plan which were to be addressed on the Final Development Plan. There is a challenge to meeting the conditions for landscape buffering for the expanded lot due to the size of the parcel, topographic issues and ownership of

the adjacent parcels. The proposed buffering is proposed to be on the Township park property and not the applicant's property which will require a variance. Mr. Kohler noted that the variances granted with the Preliminary Development Plan were not specific and that a revised resolution was provided to the Board of Trustees that clarified the variances based on the staff report and discussion regarding the Preliminary Development Plan. The revised resolution also made several corrections regarding the facts of the case.

Mr. Kohler outlined the documents included in the Final Development Plan which included the following:

1. Application Submission Check List
2. Drawings SP1.0, SP1.1, SP1.2, LP1.0, A1.0, A1.2, A2.0 (2 with same number) Caliber Collision by Brian Rumsey
3. Segmental Retaining Wall by Naylor Engineering (12 pages)

The variances for the Preliminary Development Plan as clarified by the Township Trustees were as follows:

1. APPROVAL of the variance to allow fencing around the off-street parking area up to a height of eight (8) feet where four (4) feet is the maximum allowable height.
2. APPROVAL of the variance to allow for a zero (0) feet landscape buffer where 40 feet is required.

Mr. Kohler showed some illustrations of the proposed buffering and explained reasons why the requirements cannot be met either on the applicant's property and adjacent properties.

Staff's findings are that the Final Development Plan for Crossings of Colerain substantially complies with the intent of the conditions of the Colerain Township Trustee Resolutions 22-21 as revised and the requirements of Section 4.5.3(B) of the Colerain Zoning Resolution. Staff's recommendation is for approval of the Final Development Plan subject to the following conditions:

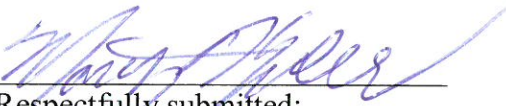
1. That the conditions of the Preliminary Development Plan be met.
2. That all wrecked or inoperable vehicles be parked only within the screened area of the site or within the building.
3. That the buffering requirement be waived with respect to the adjacent cell tower property.
4. That ten (10) additional shade trees meeting the requirements of Section 14.4.4(B)(a) be planted in Groesbeck Park at locations determined by Colerain staff.
5. That any additional exterior lighting meets the requirements of 12.9.4
6. That any clearing of vegetation on the Groesbeck Park property be coordinated with Colerain staff.
7. That the retaining wall be entirely on the applicant's property.
8. That the requirement of Section 14.5.2(C)(6) be waived to allow the vegetative buffering on adjacent property.
9. That a revised Final Development Plan be submitted reflecting the above conditions.

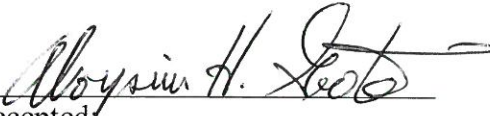
With no questions for staff or discussion a motion was made by Mr. Fehring and seconded by Mr. Gehring to approve the Final Development Plan in accordance with staff recommendations.

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

Mr. Kohler said that there is one item for the agenda of the July 20 meeting for the review and approval of the Colerain Comprehensive Plan. This plan has been forwarded to the Hamilton County Regional Planning Commission for review at their July 1, 2021 meeting. Mr. Kohler recommended that the Commission become familiar with the plan so that we can discuss it further at the July meeting.

Ms. McMullin made a motion to adjourn the meeting and Ms. Smith seconded the motion at about 6:32 p.m. All were in favor.


Respectfully submitted:
Marty Kohler, Interim Planner


Accepted:
Aloysius Grote, Chairman