

May 13, 2013

Mr. Roger Friedman – Chairman
Mr. Rich Barrick – Vice-Chairman
Mr. Tom Kronenberger – Member
Ms. Anne Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – Alternate

Item 1. – Meeting called to Order

Mr. Friedman called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, May 13, 2013.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Mr. Friedman, Mr. Mees, Mr. Kronenberger, Ms. Flanagan, Mr. Barrick and Mr. Roos

Staff Present: Greg Bickford

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the April 8, 2013.

Mr. Flanagan noted a correction to the April 8, 2013 Meeting Minutes.

Mr. Friedman postponed the approval of the April 8, 2013 meeting minutes pending the correction being made.

Item 4. – New Business

2013-04MA
Alice M. Carr / Upper Echelon
7292 Kenwood Road
Major Adjustment to a PUD

Mr. Bickford presented the case and case history in a power point presentation. Mr. Bickford reminded the board of the 2005 PUDII case for Microwines, the business formerly on the property. Mr. Bickford noted the property is located in the Kenwood SPI Overlay and therefore requires approval from the Board of Trustees for any use other than office. This request is for a Major Adjustment to the Microwines PUD to operate a new business on the property. There are no proposed changes to the exterior of the property or parking lot. The proposal includes an area for use as a salon and an area where alcoholic beverages would be served. The applicant has purchased a liquor license. The applicant also proposes refacing the pylon and building signs and adding an awning.

Mr. Kronenberger asked Mr. Bickford about the sign in the back and the pylon sign.

Mr. Bickford said the sign in back is legal non-conforming as is; any changes would have to be approved by the Board of Trustees. The applicant would be permitted a sign face change to the existing pylon sign as long as there are no structural changes.

The applicant, Alice Carr of 1747 Avonlea Avenue, Cincinnati, OH 45237, addressed the board.

Mr. Mees asked about the notation in the staff report that due to the amount of parking available, the salon be limited to six (6) salon chairs.

Ms. Carr said it is her intent to have six salon chairs and that would not be a problem.

Mr. Friedman asked if Ms. Carr understood what Mr. Bickford said about sign in back.

Ms. Carr said understands and will take that up with the landlord.

Ms. Carr asked if she could have the sign face change done after tonight's meeting.

Mr. Friedman said no, no matter what the Zoning Commission recommends, the case must still be heard by the Board of Trustees.

Mr. Barrick asked about the condition noted on the resolution approving the 2005 case if the streetscape buffer required had been maintained.

Mr. Bickford answered yes.

Mr. Kronenberger said this is an opportunity to get signage compliant, when an adjustment to an approved PUD comes before the board it should have a stipulation that signage be brought into compliance with the current code.

Mr. Friedman entertained a motion.

Ms. Flanagan moved to approve case# 2013-04MA with the conditions and variances listed on the PUD approval in the 2005 case and the addition of the condition that there be no more than six salon chairs.

Mr. Mees seconded.

Mr. Kronenberger said he will vote no on the motion because he believes signage should be brought into compliance.

Mr. Bickford said when an applicant is not proposing to add on to a building, but is planning on moving in as is, from a legal standpoint it is difficult to require that signage be brought into compliance with the current Zoning Resolution. The requested sign face change would be permitted.

Mr. Mees called roll.

Ms. Flanagan – AYE

Mr. Roos – AYE

Mr. Friedman – AYE

Mr. Kronenberger – NEA

Mr. Mees – AYE

Mr. Bickford noted the case would be heard by the Trustees on June 6, 2013 at a time to be determined; the applicant will be notified of the time when set.

