June 11, 2009

Mr. Roger Friedman - Chairman

Mr. Rich Barrick - Co-Chairman

Mr. Jerry Thamann – Secretary

Mrs. Ann Flanagan - Member

Mr. Bill Mees - Member

Mr. John Cordell - Alternate

Item 1. - Meeting called to Order

Chairman Friedman called the regular meeting of the Zoning Commission to order at 7:00 PM on Monday, June 8, 2009.

Item 2. - Roll Call of the Board

Mr. Thamann called the roll.

Members Present: Mrs. Flanagan, Mr. Barrick, Mr. Friedman, Mr. Thamann,

Members Excused: Mr. Mees, Mr. Cordell

Also Present: Greg Bickford

Item 3. - Approval of Minutes

Mr. Friedman stated the first order of business was to approve the May 11, 2009 meeting minutes.

Mr. Friedman suggested that the meeting minutes be continued to the July meeting since two members were not present.

Item 4. - Old Business

2009-03P2 Gilligan Oil Company 8051 Montgomery Road PUD II

Mr. Bickford presented the updated case information and the case history.

Mr. Friedman asked if the applicant would like to add anything further.

Mr. Pat Gilligan, President of/Gilligan Oil Company – 4030 Smith Road, Cincinnati, OH presented additional information concerning the case.

The board asked questions of Mr. Bickford and the board discussed the issues brought before them.

Mr. Friedman asked if there was anyone from the public this evening that would like to comment on the proposal?

No response.

Mr. Friedman closed the floor to questions and comments from the public and opened the floor to questions and comments from the board.

The board discussed the issues brought before them.

Mr. Friedman entertained a motion to consider Case#: 2009-03P2 as submitted.

Mrs. Flanagan moved to consider Case#: 20090-3P2 with the following conditions:

- 1. staff report comments be included per the June 3, 2009 revisions
- 2. dumpster surround must match building
- 3. applicant must due their diligence to explore the possibility of sharing the dumpster with Bob Evans to realign the parking on the site
- Mr. Barrick seconded.
- Mr. Friedman asked for any comments.

The board discussed the issues brought before them.

- •Flanagan wanted staff comments to be added
- Barrick had issues with proposed sign & setbacks
- •Thamann wanted the dumpster location and enclosure to be addressed
- Friedman had concerns with angled employee parking and the location and enclosure of the dumpster
- Mr. Thamann called the roll.

Mrs. Flanagan - AYE

Mr. Barrick - NEA

Mr. Friedman - AYE

Mr. Thamann - AYE

Mr. Friedman thanked the applicant for taking the time to work with staff and informed them that the case would now go before the Township Trustees for a final approval.

Item 5. - New Business

2009-08LASR 7755 Montgomery Road Cincinnati Capital Properties, Inc. LASR

- Mr. Barrick excused himself from the case due to a conflict of interest.
- Mr. Bickford presented the case and the case history.
- Mr. Friedman asked if the applicant would like to add anything further.

Mr. Rusty Meyers w/Cincinnati Capital Properties – 455 Wards Corner Road, Suite 300, Cincinnati, OH 45140 presented additional information concerning the case.

The board asked questions of Mr. Bickford and the board discussed the issues brought before them.

Mr. Friedman asked if there was anyone from the public this evening that would like to comment on the proposal?

No response.

Mr. Meyers requested a continuance until the July agenda t work out a few legal issues that were discussed.

Mr. Friedman entertained a motion to continue Case#: 2009-08LASR until the July agenda.

Mrs. Flanagan moved to continue Case#: 2009-08LASR until the July agenda.

Mr. Thamann seconded.

All voted yes.

Mr. Friedman thanked the applicant for coming in this evening and working with staff.

<u>Item 6. – Trustees Report</u>

Mr. Bickford noted that the Midland Atlantic project was approved by the Trustees.

Item 7. - Date of Next Meeting

Mr. Friedman noted the date of the next meeting - Monday, July 13, 2009.

Item 8. - Communications and Miscellaneous Business

N/A

Item 9. - Adjournment

Mr. Friedman entertained a motion to adjourn.

Mr. Thamann moved to adjourn.

Mrs. Flanagan seconded.

All voted yes.

Meeting adjourned at 8:03 PM.

Minutes Recorded by: Rebecca J. Stratton

Planning & Zoning Assistant