

February 13, 2012

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, February 13, 2012.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Staff Present: Greg Bickford, Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the September 12, 2011 and October 11, 2011 meeting minutes.

Mr. Friedman asked for any corrections to the September 12, 2011 meeting minutes.

Mr. Friedman entertained a motion to approve the September 12, 2011 meeting minutes.

Ms. Flanagan moved to approve the September 12, 2011 meeting minutes.

Mr. Mees seconded.

All voted – yes.

Mr. Friedman asked for any corrections to the October 11, 2011 meeting minutes.

Mr. Friedman entertained a motion to approve the October 11, 2011 meeting minutes.

Mr. Barrick moved to approve the October 11, 2011 meeting minutes.

Mr. Kronenberger seconded.

All voted – yes.

Item 4. – New Business

2012-01MA
Mercy Health
4714, 4728, 4742, 4756 Happiness Way (Jewish Hospital)
Major Adjustment to a PUD

Mr. Bickford presented the case and the case history in a power point presentation.

The Board asked questions of Mr. Bickford.

Mr. Mees inquired about the retaining wall noted in the staff report and its location.

Mr. Friedman asked if anyone was present representing the applicant who wished to speak.

Mr. Steve Holman, President and CEO of Jewish Hospital, of 123 Bares Creek Ct., Loveland, OH 45150, addressed the Board. Mr. Holman stated the proposed parking lot is the first step in a master plan for Jewish Hospital to add on to the building in order to provide more private rooms for patients.

Mr. David Wright, civil engineer for Kleingers & Associates, 6305 Centre Park Dr, West Chester, OH 45069, addressed the Board. Mr. Wright stated part of the hospital's master plan is to add to the hospital on the north side.

Mr. Friedman asked if anyone from the Board had questions for the applicant.

The Board asked questions of Mr. Wright and Mr. Holman in regards to consolidation of the lots, setbacks and landscaping.

Mr. Friedman asked for clarification on the ownership listed on the property survey for one of the parcels.

Mr. Bickford noted the applicant cannot consolidate the lots without Board approval. Also, the lots cannot be consolidated until after the demolition of the multi-family buildings.

Mr. Friedman asked for clarification on the locations of the two points of egress from the proposed parking lot to Happiness Way.

Mr. Friedman asked if there was anyone present from the public who wished to comment on the case.

Mrs. Susan Weeks, of 7970 Merrymaker Lane, Cincinnati, OH 45236, addressed the Board. Mrs. Weeks asked for clarification on landscaping and points of egress and noted her concerns about cars exiting onto Happiness Way to access Kenwood Road. Mrs. Weeks said she fears employees of the hospital will park in the residential area adjacent to the hospital and suggested adding a wall to the plan to help keep that from happening.

Mr. Joe Bobbitt, of 4661 Sycamore Road, Cincinnati, OH 45236, addressed the Board. Mr. Bobbitt expressed concern that future hospital expansion will create a need for even more parking.

Mrs. Jean Bresnen, of 4687 Happiness Way, Cincinnati, OH 45236, addressed the Board. Mrs. Bresnen asked if the 1997 covenant the hospital had with the neighbors was still in effect. Mrs. Bresnen also asked about setbacks and points of egress. She stated she is concerned about employees and visitors to the hospital parking in the neighborhood and asked how the hospital intends to keep hospital visitors from parking in the proposed parking lot. She also inquired as to if there were any signs proposed in the plans.

Mr. Bickford stated that the 1997 covenant dealt specifically with the main hospital parcel, not the parcels that were in discussion for the proposed parking lot. He said there was no signage in the plans submitted by the applicant.

Mr. Wright said the future north tower would consume 150 parking spots which is the same number in the proposed lot. Mr. Wright said there would be a sign directing people to the main entrance. Mr. Holman stated he did not anticipate any issues with patients parking in the proposed lot as they would want to park closer to the main entrance.

Mr. Kronenberger asked if a parking study had been completed and if the site requires more parking as is regardless of any future expansion.

Mr. Bickford said the hospital meets minimum parking requirements but that does not mean they cannot request more.

Mrs. Weeks expressed concern about safety of hospital employees walking across the street from rented parking at Kenwood Towne Centre.

Mrs. Virginia Bucher, of 4701 Happiness Way, Cincinnati, OH 45236, addressed the board. Mrs. Bucher stated it was her understanding from previous meetings between hospital officials and residents that the hospital is agreeable to eliminating curb cuts on Happiness Way.

Mr. Holman said the plan utilizes only existing curb cuts and they would do all they could to keep employees, patients and visitors from parking on residential streets.

Mr. Bobbitt expressed concern about the footprint of the hospital encroaching further and further into residential neighborhoods and also about the safety of those crossing Kenwood Road from parking area at mall.

Mr. Friedman asked Mr. Wright to explain details of the lighting plan for the proposed parking lot.

Mr. Wright said there would be 11 total 20' tall lights directed away from residences.

Mr. Bickford noted the applicant did submit a photometric plan and that is compliant with the zoning resolution but that the applicant did not submit cut sheets.

Rita Lambers, of 7933 Frolic Drive, Cincinnati, OH 45236, addressed the Board. Mrs. Lambers noted her concern about people cutting through the proposed tree line at the edge of the parking lot to park on Happiness Way and other residential streets. Mrs. Lambers feared that more private rooms in the future would mean more visitors needing parking and travelling on residential streets.

Mr. Friedman closed the floor to public comments.

Mr. Kronenberger noted the importance of maintaining the vitality of both residential and commercial areas of the Township. Mr. Kronenberger asked if it would be difficult for those parked in proposed lot to access Galbraith Road through hospital property instead of through residential streets.

Mr. Holman said it would not be difficult at all.

Mr. Kronenberger said the Board should eliminate curb cuts on Happiness Way and recommended adding a condition that the applicant includes some type of barrier to deter foot traffic between the lot and residential streets. He also noted concerns about noise and light, not only light in the parking lot but lights from vehicles, spilling into residential areas.

Mr. Friedman entertained a motion.

Mr. Barrick moved to consider case# 2012-01MA as submitted.

Ms. Flanagan seconded.

The board discussed the issues brought before them and what conditions could be added to their recommendation to the Trustees.

Mr. Friedman asked if anyone from the Board would like to amend the original motion.

Mr. Mees moved to amend the original motion to consider case# 2012-01MA with the following conditions:

1. Eliminate existing driveways and curb cuts to Happiness Way or eliminate interior access to former bank parking lot.
2. A lighting plan with cut sheets must be approved by staff prior to the issuance of a zoning certificate.
3. Consolidate the lots in question to the main hospital parcel.
4. A minimum of 26 trees and 39 shrubs are required along the Happiness Way streetscape buffer.
5. A landscape plan must be approved by staff prior to the issuance of a zoning certificate. Said landscape plan must provide 100% opacity against the single family home to the east (dwelling located at the corner of Happiness and Frolic) and provide a solid hedgerow to shield Happiness Way from vehicular and parking lot lights.
6. The applicant must install decorative fencing along the south and west borders of the proposed parking lot.

Ms. Flanagan seconded.

Mr. Mees called roll.

Ms. Flanagan – AYE

Mr. Barrick – AYE

Mr. Friedman - AYE

Mr. Kronenberger – NEA

Mr. Mees – AYE

Mr. Bickford noted that the case would go before the Trustees on March 1, 2012.

Item 5. – Miscellaneous Business

Mr. Bickford reminded the Board that officers must be appointed for the New Year.

Mr. Mees moved to nominate Mr. Friedman Chairman of the Zoning Commission for 2012.

Mr. Barrick seconded.

All voted AYE.

