

December 10, 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, December 10, 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 and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the November 13, 2012 meeting minutes.

Mr. Friedman asked for any corrections to the November 13, 2012 meeting minutes.

Mr. Friedman entertained a motion to approve the November 13, 2012 meeting minutes.

Ms. Flanagan moved to approve the November 13, 2012 meeting minutes.

Mr. Mees seconded.

All voted – yes.

Item 4. – New Business

2012-10P1
RJK & Associates, Inc.
8915 Blue Ash Road
PUDI

Mr. Bickford presented the case and the case history in a power point presentation. Mr. Bickford stated the proposed ISR (impervious surface ratio) for the project is over .5 but less than .65 therefore giving it a PUD1 designation requiring Zoning Commission approval only. He noted that any aggrieved party could appeal the Zoning Commission decision to the Board of Trustees. The landscape business, Grasscor, already existing on the property was approved as of right because that alone on the site has an ISR below 50 percent.

The proposed self storage business will increase the ISR and the board must therefore consider both businesses as part of the overall property. The frontage of the property is

along the railroad running parallel to Blue Ash Road. Mr. Bickford said the development would be constructed in three phases and would add water retention to both sites.

The Board asked questions of Mr. Bickford.

Ms. Flanagan inquired about approval for the adjacent self storage facility along the western property line and if there had been any problems with that property.

Mr. Bickford said there had not really been any issues with it.

Ms. Flanagan asked if there were restrictions on vehicles stored on the site.

Mr. Bickford said the only restriction would be hazardous materials.

Mr. Mees asked about the possibility of outdoor storage at the Grasscor building.

Mr. Bickford said since the property is zoned industrial outside storage is permitted.

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

Mr. Bob Krumdieck, the applicant, of RJK & Associates, 6257 Springdale Road, Cincinnati, OH 45247, addressed the board. Mr. Krumdieck stated that the proposed self storage facility would be state of the art with alarms, full circuit TV and facility managers trained to look at items stored there. It would be a clean, strict facility and potential tenants will be informed that the police will have access to the property to make sure there are no illegal activities. Mr. Krumdieck noted the storm water detention would be constructed for the entire site in phase one of the project. The site would be landscaped and entirely fenced in with access for tenants through an electronic gate that would be monitored.

Ms. Flanagan asked about the items on the staff report noting "insufficient information."

Mr. Krumdieck addressed each of those issues as follows:

The mechanical units would not be visible from Blue Ash Road.

The dumpster would be located in the rear.

There is no interior landscaping planned.

Any signage will comply with the current Zoning Resolution.

The parking for the office would be sufficient; tenants will have the ability to rent space and pay bills online so the anticipated traffic to the office would be minimal.

The photometric plan will be improved to include foot candles and because of the distance from Blue Ash Road, lighting would not be a problem to adjacent properties.

Mr. Roos asked about the width of the aisles between the units.

Mr. Krumdieck said the main aisle would be 35' wide; the aisles between each building would be 30' wide and meet fire department requirements for turning radiuses.

Mr. Mees asked if the manager would live on site.

Mr. Krumdieck replied no. The manager would be there 9am to 6pm six days a week. Tenants would be able to access the storage units after hours through an electronic entry gate.

Mr. Mees asked if the site would be paved or gravel.

Mr. Krumdieck answered paved.

Mr. Kronenberger noted the plans submitted made reference to existing gravel and that the Grasscor driveway appeared to be gravel.

Mr. Krumdieck and Alex Sulfsted, representing Grasscor, of 8140 Shawnee Run Road, Cincinnati, OH 45243, assured the board the entire site would be paved with either asphalt or concrete.

Mr. Bickford noted Grasscor would not be able to obtain certificate of occupancy until the driveway is paved and parking approved.

Mr. Kronenberger inquired about existing berms and landscaping.

Mr. Mees asked Mr. Bickford for clarification on variances sought for landscaping.

Mr. Krumdieck pointed out the landscape plan submitted and why he felt landscaping was not necessary in certain areas.

Mr. Barrick asked about an interim plan for the area before phases two and three begin.

Mr. Krumdieck said it is his intent to grade the entire site in phase one and maintain it until phase two and three begin.

Mr. Friedman asked about striping the parking lot in front of the Grasscor building.

Mr. Sulfsted said Grasscor was still in the construction phase because of delays due to utility issues. The parking lot would be completed, a handicap ramp added and the building will include office space and warehouse space.

Mr. Friedman asked if the property was all one parcel and who the owner is.

Mr. Bickford said it is currently all one parcel but the intent is to do a lot split.

Mr. Sulfsted answered that Grasscor owns the property.

Mr. Mees asked if there would be setback issues created by a lot split.

Mr. Bickford responded no.

Mr. Barrick expressed concern about the length of time it would take to get phase one 85% occupied so that phase two and three could be built.

Mr. Krumdieck said the first four buildings would not support the debt and that he would need to build all eight buildings to be successful,

Mr. Friedman inquired about the utility problems Mr. Sulfsted had mentioned earlier.

Mr. Krumdieck stated they were attempting to meet with the railroad to request a utility easement.

Mr. Friedman asked if anyone else from the public wished to speak.

No response.

Mr. Kronenberg asked if the proposal met the required parking.

Mr. Bickford said yes.

Mr. Friedman entertained a motion.

Mr. Barrick moved to consider case# 2012-10P1 as submitted by the applicant.

Mr. Kronenberger seconded.

The Board discussed the issues brought before them.

Mr. Kronenberger expressed concern about the applicant finishing all the require paving and landscaping.

Mr. Barrick said it may be helpful to add a condition that the applicant must come back before the board if phase two and three are not completed in five years.

Mr. Friedman said he was troubled with the parking lot and lack of striping on the Grasscor site.

The board discussed what landscaping should be required and what variances to grant.

Mr. Bickford noted the applicant would not be able to have a freestanding sign as of right because it was not possible with the setback requirements.

The applicant indicated he would be fine with having a building sign only per code.

Mr. Barrick moved to amend the original motion to include the following conditions:

1. All landscaping and the drainage basin must be completed as part of phase one of construction.
2. Until the time when construction begins on phases two and three, that area must be seeded and maintained.
3. If phases two and three are not completed within five years of the issuance of a temporary certificate of occupancy for phase one, the applicant must come back before the Zoning Commission for approval.
4. The board will grant a variance to allow the dumpster to be screened by an alternate suitable material as opposed to the brick or stone required by code.
5. The interior landscape requirement is to be waived.
6. The board will grant a variance to allow for the location of the office parking to be constructed as proposed on the northern property.
7. All site work around the Grasscor building, including paving and striping of the parking stalls, must be completed before a certificate of occupancy is issued.
8. The board will waive the requirement for a landscape buffer on the north and interior boundaries except for landscaping detailed on drawing L1 with the number and type of plantings per the Zoning Resolution.
9. The western and southern buffers must be maintained as shown on the illustrated site plan.

Mr. Kronenberger seconded.

Mr. Mees called roll.

