

December 14, 2015

Mr. Roger Friedmann – 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. Friedmann called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, December 14, 2015

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Staff Present: Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the October 13, 2015 meeting minutes.

Mr. Friedmann asked for any corrections to the October 13, 2015 minutes. No response.

Mr. Friedmann entertained a motion to approve the October 13, 2015 meeting minutes.

Mr. Mees moved to approve the October 13, 2015 meeting minutes as submitted.

Mr. Barrick seconded.

All voted – yes.

Item 4. – New Business

2015-25P2
Tonya Hamm
7711 Montgomery Road
PUDII

Mr. Holbert presented the case and case history in a power point presentation. The applicant's request is for administrative PUDII approval to operate a beauty salon in a currently vacant building previously used as a bar/restaurant. Mr. Holbert noted all modifications would be within the interior of the structure except for any parking lot and landscaping changes. Mr. Holbert showed slides with photos of existing conditions on the property and plans for the proposed conditions. Mr. Holbert noted a couple areas of concern including landscaping, parking lot updates, trash handling service and site lighting. Mr. Holbert pointed out two parking spaces, one near Montgomery Road and one near Chetbert Drive, that staff recommends be removed because of safety concerns.

The Board asked questions of Mr. Holbert.

Ms. Flanagan asked if the removal of the parking spots Mr. Holbert referred to would change the ISR.

Mr. Holbert answered no, noting the parking spots would still be an impervious surface, they would just not be marked as a parking stall.

Mr. Kronenberger asked about the existing ISR versus the proposed ISR.

Mr. Holbert answered that there would be no change to the existing ISR.

Mr. Kronenberger asked about the parking requirement for the proposed use.

Mr. Holbert said about ten parking spaces are required.

Mr. Mees asked if the property would be in violation of the parking requirement if they eliminated two parking stalls.

Mr. Holbert answered the parking would still meet code.

Mr. Kronenberger asked for clarification on why staff recommends removal of the two stalls.

Mr. Holbert answered the recommendation was made for safety reasons because there is not enough room to back out safely.

Mr. Friedmann asked if the applicant was present and wished to speak.

Ms. Tonya Hamm, the applicant, of 1123 North Fort Thomas Ave., Fort Thomas, KY 41075, and Tony Ravagnani, the architect, of 4345 Mt. Carmel Tabasco Road, Cincinnati, OH 45244, addressed the Board. Mr. Ravagnani stated that the proposed use of the property requires less parking than the previous use. He noted the applicant will not be doing much in the way of construction, just changing the use and adding signage.

Ms. Hamm said the business will have four employees, including three hairdressers and a nail technician. She said the maximum number of clients in the building at one time would be eight, therefore she does not see any issues with parking. Ms. Hamm stated she has been in business in Sycamore Township for 16 years and had been looking for a spot to relocate. She and the other stylists have over 50 years of experience combined.

Mr. Friedmann asked if Ms. Hamm had seen the staff recommendations.

Ms. Hamm answered yes, noting she had already talked to Mr. Holbert about the trash removal and decided the business would have one residential trash can which would be screened.

Ms. Hamm said the landscaping will be taken care of with guidance from staff. Ms. Hamm deferred to the building owner regarding the parking stalls.

Mr. Kronenberger asked about hours of operation.

Ms. Hamm answered the hours of operation would generally be Monday through Saturday 9:00 a.m. to 9:00 p.m. She noted the employees will be all independent contractors who may run past 9:00 p.m. occasionally. She noted the last appointment available on any given day would be 8:30 p.m.

Mr. Barrick asked about chain link screening noted on plans for the trash area.

Mr. Holbert said slatted chain link is proposed with a double gate for access.

Mr. Barrick asked if the screen could be chain link or if there was a requirement for another material.

Mr. Holbert said zoning prohibits chain link to screen a dumpster. The applicant will not have a dumpster, she will have a 55 gallon rolling trash cart.

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

Mr. Mark McGrath, the real estate broker representing the property owner, of 7232 Chetbert, Cincinnati, OH 45236, addressed the Board, noting the property owner is in favor of this tenant for the property and that there would be minimal modifications to the site. He asked for the support of the Board.

Ms. Kallie Warner, co-worker of the applicant, of 6761 Little River Lane, Cincinnati, OH 45140, addressed the Board saying clientele will come in for the salon's services but also patronize other businesses in Sycamore Township.

James Chantillas the owner, of 7711 Montgomery Road, Cincinnati, OH 45236, said his wife is a client of the applicant, noting Ms. Hamm has a lot of respect in the industry and will be a good match for the space.

Mr. Barrick asked if the owner had any objections to the staff recommendations.

Mr. Chantillas said he is fine with the parking and landscaping suggestions made by staff. He is familiar with site lighting and shielding and will have no problem meeting the recommendations of staff.

Mr. Friedmann said he would like to see as much parking remain on the property as possible. He suggested putting a sign up to leave the one spot near Montgomery Road marked as owner parking only.

Mr. Holbert said that would be at the Board's discretion.

Several other members of the audience addressed the Board speaking in favor of the applicant's request.

Mr. Kronenberger asked about the proposed signage.

Mr. Holbert said there was no issue with the sign it meets the requirements of the zoning resolution.

Mr. Friedmann entertained a motion.

Ms. Flanagan made a motion to consider case 2015-25P2 with the conditions noted by staff.

Mr. Barrick seconded.

Mr. McGrath said the owner could not seal coat the parking lot until spring and wanted to make sure that would not slow down the business opening.

Mr. Friedmann said the Board could certainly add a comment that sealing would be done when weather permits.

Mr. Friedmann commented no one likes to see an empty building and noted he applauds the applicant's effort to open a new business.

Mr. Barrick reminded the Board of Mr. Friedmann's suggestion regarding reserving the parking spot near Montgomery Road for the owner.

Ms. Flanagan amended her motion to include the five recommendations made by staff with an edit to numbers two and four:

1. Landscaping as approved by staff.
2. Stripe parking lot and, when weather permits, spot repair and seal it.
3. Garbage service to be limited to "residential style trash carts" stored in screened areas only.
4. Proposed first parking stall off Montgomery Road is to be marked "Reserved for Owner" and the first parking stall off Chetbert is to be removed.
5. Any lighting facing a residential district is to be shielded and approved by staff before final occupancy is awarded.

Mr. Mees called roll.

Ms. Flanagan - AYE
Mr. Barrick - AYE
Mr. Friedmann - AYE
Mr. Kronenberger - AYE
Mr. Mees - AYE

Mr. Holbert noted the case would be heard by the Board of Trustees on January 7, 2015 at a time to be determined.

Item 5. – Trustees Report

No report.

Item 6. – Date of next meeting

Mr. Holbert noted the date of the next Zoning Commission meeting would be Monday, January 11, 2016.

Item 7. – Scheduled public hearings and miscellaneous business

No report

Item 8. – Adjournment

Mr. Mees moved to adjourn.

Ms. Flanagan seconded.

All voted yes.

Meeting adjourned at 7:36 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant