

April 9, 2018

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, April 9, 2018.

**Item 2. – Roll Call of the Board**

Mr. Mees called the roll.

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

Members Absent: 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 March 12, 2018 meeting minutes.

Mr. Friedmann asked for any additional corrections to the March 12, 2018 minutes, noting Ms. Flanagan had previously suggested a change that was made for clarity.

Mr. Mees moved to approve the March 12, 2018 meeting minutes.

Ms. Flanagan seconded.

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

**Item 4. – New Business**

2018-06P2  
Gary Hart & Steve Leesman  
7937 School Road  
PUDII

Mr. Holbert presented the case and case history in a Power Point presentation. He noted the applicant requests PUDII approval in order to construct an 8,550 square feet building addition. Mr. Holbert pointed out the surrounding zoning districts and reviewed the existing conditions on the property. He showed the location of the proposed addition and additional parking spaces. Mr. Holbert showed the existing dumpsters. He noted the building setbacks proposed with the addition. Mr. Holbert then showed the proposed elevations noting the height of the addition.

Mr. Holbert reviewed five conditions suggested by staff for the Board to consider should they decide to approve the request. Mr. Holbert spoke about the boundary buffer noting he had been on site that day and found that there are no existing plants to use as credit. He stated the applicant will need to meet the boundary buffer requirements.

The Board asked questions of Mr. Holbert.

Mr. Friedmann asked if Mr. Holbert had calculated what would be needed for the buffer.

Mr. Holbert answered he had not but since the property is light industrial abutting light industrial it is probably five or six trees and a few shrubs.

Mr. Mees asked if the area in back was currently detention or exempt from detention noting it looks like they are consuming most of the lot.

Mr. Holbert said that is going to be a Hamilton County requirement stating there may already be detention on the lot. He said he had not received any responses from outside agencies.

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

Mr. Steve Leesman, of Leesman Engineering, 2720 Topichills Drive, Cincinnati, OH 45248, addressed the Board. Mr. Leesman asked if it would be acceptable to plant evergreen trees.

Mr. Holbert answered yes.

Mr. Leesman pointed out a location on the Power Point slide and asked if it would be ok to construct the dumpster enclosure in that location.

Mr. Holbert said the location is fine and reviewed the material requirements for a dumpster enclosure.

Mr. Leesman noted the location of the mechanical units and said storage is all interior. He also said they will be compliant with lighting requirements.

Mr. Friedmann asked what kind of business is operated in the building.

Mr. Daniel Giblin, of 6840 Oakland Road, Loveland, OH 45140, addressed the Board. Mr. Giblin stated Americraft manufactures industrial ventilation products and is a family-owned business.

Mr. Friedmann asked if there was anyone present from the public who wished to comment of the case. No response.

Mr. Friedmann entertained a motion.

Ms. Flanagan made a motion to consider Case 2018-06P2 with the five conditions set forth by staff.

Mr. Mees seconded.

Mr. Mees called roll.

Ms. Flanagan - AYE

Mr. Barrick – AYE  
Mr. Friedmann - AYE  
Mr. Kronenberger – AYE  
Mr. Mees – AYE

2018-07MA  
Kevin Kluener  
7885 E. Kemper Road  
Major Adjustment to a PUD

Mr. Holbert presented the case and case history in a Power Point presentation. He stated the applicant requests a Major Adjustment to an existing PUD in order to add parking, construct a patio for outdoor seating, build a dumpster enclosure and change the use of existing storage and office space to manufacturing and taproom space.

Mr. Holbert pointed out the surrounding zoning districts. He then showed an aerial view and photos of the existing site. Mr. Holbert said the applicant had submitted an application for a compliant dumpster enclosure in 2017 but was now requesting a non-compliant enclosure. He pointed out some of the existing landscaping.

Mr. Holbert noted some areas where staff did not have enough information including the drive aisle width, parking stall depth and details on the outdoor seating area. He said they do show landscaping around the outdoor seating area and additional trees along the front.

Mr. Holbert showed the previously approved floor plan and then the proposed floor plan, noting they are proposing to convert some of the existing space to manufacturing to increase production.

Mr. Holbert said the applicant requests relief from the material requirements for the dumpster enclosure. He said it is unclear if there will be additional lighting installed to accompany the added parking spaces. Mr. Holbert noted if there will be additional lighting proposed, that will have to be shown on their zoning compliance plan.

Mr. Holbert then reviewed six staff suggested conditions should the Board decide to approve the request.

Mr. Holbert said he also has a slide presentation submitted by the applicant.

Mr. Kevin Kluener, the applicant and co-founder of March First Brewing, of 4017 Paxton Avenue, Cincinnati, OH 45209, addressed the Board. Mr. Kluener reviewed the current operations of the brewery noting it took over a year to get permits and acquire all the equipment necessary for the business. He said the business is growing quite a bit. Mr. Kluener said something that makes them unique is that they make beer, cider and spirits. Mr. Kluener showed the current layout and production location. He said they are having trouble keeping up with demand, noting one of their goals is to get the product into major retailers like Kroger and this proposed expansion will help boost production.

Mr. Kluener then showed the proposed expansion to the taproom, which he said is great for marketing and has been very successful. Because of the increase to the taproom, March First will need additional parking. Mr. Kluener then spoke about the patio seating which he said will help draw people in. He said they will be adding trees and shrubs.

Mr. Kluener said he would like to construct the dumpster enclosure in cedar like their other enclosures which will be consistent and cost effective.

Mr. Kluener said they employ 11 full time and 15 part time people and will hire more with increased production. He then spoke about their participation in community events.

Ms. Flanagan asked about the driveway and parking.

Mr. Kluener said the driveway will remain the same width and all parking stalls will be nine feet by nineteen feet. He said they have two existing lights but could add more if required.

Mr. Holbert said there is not a requirement to add lighting it is up to the owner to decide if additional lighting is needed for safety reasons.

Mr. Holbert asked if the proposed patio would be brick.

Mr. Kluener answered yes.

Mr. Friedmann asked if there was outdoor seating already in the back.

Mr. Kluener answered yes there is already a concrete patio in back.

Mr. Friedmann asked if the landscaping meets the requirements of the Zoning Resolution.

Mr. Holbert answered yes, it does noting they have done a good job with the streetscape and buffering.

Mr. Friedmann asked if he had looked into any agreements with neighboring businesses for additional parking.

Mr. Kluener said Simply Money had been agreeable to a shared parking arrangement but that is across the street and not the best solution to have patron walking across Kemper Road. He stated they are also building a warehouse on Redsky Drive and could in the future offer valet parking there.

Mr. Kronenberger asked how much seating was currently available in the taproom.

Mr. Kluener said they currently have seating for 36 and propose to increase to 160. He said they currently have 24 parking spaces and will expand that to 60.

Mr. Kronenberger said that is not going to be enough parking. He then said he wonders what it would take to put in a crosswalk there because it is a safety issue with people crossing Kemper Road. Mr. Kronenberger said whether they expand or not, it's already happening that people are parking across the street.

Mr. Holbert said the Township could reach out to Hamilton County about a crosswalk there.

Mr. Kronenberger suggested a crosswalk with blinking lights.

Mr. Kluener said he is aware it is a problem noting some adjacent businesses think there would be a liability issue to share parking.

Mr. Barrick asked about the seven parking spaces so close to Kemper Road.

Mr. Holbert said Zicka Homes and Belcan both also have parking spaces close to Kemper Road.

Ms. Flanagan asked if he had explored any of the other options for materials for the dumpster enclosure.

Mr. Kluener answered no.

Ms. Flanagan commented that is mainly for aesthetics.

Mr. Kluener said yes.

Mr. Friedmann asked if there was anyone present from the public who wished to comment of the case. No response.

Mr. Friedmann entertained a motion.

Mr. Mees made a motion to consider Case 2018-07MA with the recommended conditions from staff.

Mr. Friedmann asked if Mr. Mees' motion included the dumpster enclosure as proposed by the applicant.

Mr. Mees said he would allow the dumpster enclosure to be cedar as proposed by the applicant for consistency.

Ms. Flanagan seconded.

Mr. Mees called roll.

Ms. Flanagan - AYE

Mr. Barrick – AYE

Mr. Friedmann - AYE

Mr. Kronenberger – AYE

Mr. Mees – AYE

Mr. Friedmann said the case will go before the Board of Trustees on May 3<sup>rd</sup>.

#### **Item 5. – Trustees Report**

Mr. Holbert said he had no report.

Mr. Friedmann asked why the change to the language of the Planned unit Development in the draft of the new Zoning Resolution.

Mr. Holbert explained it was for clarity sake. He said the sign chapter had to change a lot due to Ohio laws.

Mr. Friedmann asked if there would be time for public comment on the draft.

Mr. Holbert answered yes, there will be open houses for public comments. Mr. Holbert then explained the steps the Township will go through for the Zoning Resolution to be approved. There was discussion on how feedback from the Board and the public would be received.

**Item 6. – Date of Next Meeting**

Mr. Friedmann noted the date of the next meeting is Monday, May 14, 2018.

**Item 7. – Adjournment**

Mr. Mees moved to adjourn.

Mr. Kronenberger seconded.

All voted yes.

Meeting adjourned at 7:48 p.m.

Minutes Recorded by: Beth Gunderson  
Planning & Zoning Assistant