

March 11, 2019

Mr. Roger Friedmann – Chairman
Mr. Rich Barrick – Vice-Chairman
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, March 11, 2019.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Staff Present: Greg Bickford, Jessica Daves, Kevin Clark

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business is the approval of the February 11, 2019 and February 28, 2019 meeting minutes.

Mr. Mees moved to approve the February 11, 2019 and February 28, 2019 meeting minutes.

Ms. Roos seconded.

Ms. Flanagan – Aye
Mr. Friedmann-Aye
Mr. Mees – Aye
Mr. Roos – Aye
Mr. Barrick-Aye

Item 4. – New Business

2019-03MA
Hixson Inc.
7745 E Kemper Rd
Major Adjustment to a PUD

Mr. Bickford presented the case in a power point. It is an existing Planned Unit Development and the current use is office use. They are changing it to a manufacturing warehouse use so it does require a code change. They are proposing to use part of it as a food production facility for United Dairy Farmers approximately a 5 acre site, there is no change to an ISR, approximately 27,000 square feet, frontage on Kemper Road. They are not changing the existing building just adding some mechanical units to the top. They want to change the western parking lot for route trucks so they are going to expand the parking spaces. They have 120 parking spaces. In the back they have a couple of dumpsters and are proposing to build some dumpster surrounds for the existing dumpsters. There is parking in the back. They are planning on adding some loading docks to the rear screening the existing mechanical units on the back. They are proposing a vent hood. They are not proposing any new green space, it is staying the same. The height of the lights is not being changed, but the fixtures are being upgraded to LED. They are proposing

to enclose a couple dumpsters with a brick surround or a stone surround which is required by code. The dumpsters are in the rear of the building and face an industrial unit. They are proposing to screen the dumpsters that are currently not screened. The zoning issues are chapter 6, mechanical equipment to be screened vent hood that comes up out of the building. The foot candles are .7 and .5 is the limit. The dumpster enclose is required per the code. Parking drive aisles require 24ft they have 22.5ft. There is no change to the required boundary streetscape buffer.

Mr. Mees asked Mr. Bickford about the mechanical units that are being screened.

Mr. Bickford said they are putting a vent pipe up in the center of the building, so it would have to be screened as well.

Mr. Mees asked Mr. Bickford about the mechanical units screening.

Mr. Bickford answered.

Mr. Mees asked if they are taking the entire building and if the landscaping improvements would be concentrated in the area that UDF would be occupying.

Mr. Bickford said the applicant can clarify.

Mr. Roos asked Mr. Bickford about parking drive aisles and if there was a previous variance for them.

Mr. Bickford explained.

Mr. Roos asked about the location of dumpster.

Mr. Bickford explained where the dumpster would be located.

Mr. Friedmann asked if anyone was present for the applicant.

Neil Kluender, of Hixson Inc., the applicant, 659 Van Meter St. Cincinnati, OH 45202, addressed the Board.

Mr. Mees asked Mr. Kluender if the landscaping would be improved along the entire building or just by the UDF.

Mr. Kluender answered the entire building.

Mr. Barrick asked Mr. Kluender if he had any comments about the screening on the roof.

Mr. Kluender said they intend to screen them.

Mr. Barrick asked Mr. Kluender if there would be a roof top unit in addition to the exhaust hood.

Mr. Kluender answered there will be at least two roof top units.

Mr. Barrick asked what type of screening the applicant proposes.

Mr. Kluender answered they will meet the requirements.

Mr. Friedman asked about the letter from the Regional Planning Commission addressing concern about storm water

Mr. Bickford answered.

There was continued discussion about Regional Planning Commission comments.

Mr. Friedmann asked if there was anyone else there either to speak for or against this application.

No response.

Ms. Flanagan made a motion to consider case 2019-03MA with allowance for a variance in regards to the parking drive aisle to allow the current existing conditions to remain the same and also a variance allowing for the lighting foot candles on the south side of the property.

Mr. Mees seconded.

Mr. Barrick asked about the mechanical hood screening.

Ms. Flanagan amended her motion to include a third requirement that they conform to the requirements of screening the units in the back and also on the roof.

Mr. Mees seconded.

Ms. Flanagan – Aye

Mr. Friedmann-Aye

Mr. Mees – Aye

Mr. Roos – Aye

Mr. Barrick-Aye

2019-04MA

Mark Dierkers

8352 & 8354 Blue Ash Road

Major Adjustment to a PUD

Mr. Bickford presented the case in a PowerPoint noting this is an adjustment to a double letter district. It is a .25 acre site on Blue Ash Road. The ISR proposed is .55 and it is .45 currently. They are adding some pavement to the parking area. They are proposing the existing storage building up to 1900sf approximately 17ft. 3in. to the peak height of the roof. The existing storage building is 785sf. The property is zoned residential to the west and north and to the south it is the City of Deer Park. To the west is partially the City of Deer Park partially Sycamore Township industrial zoning along Blue Ash Road. They are adding one parking space along the right of way so the ISR goes from .45 to .55. It is a vinyl siding building. The existing landscaping will remain the same but they are going to add landscaping to the north which was not part of the original approval. The issues requiring a variance is the parking. There is a 10ft set back requirement and all parking spaces have to be 30ft from the point of termination of the right of way. The existing 6ft fence was approved at the time of construction and there was no buffer required in the back at the time of the approval. We are basing it off of that is the approved plan. You cannot put streetscape in front of Blue Ash Road.

Mr. Mees asked Mr. Bickford if the house is currently used as a residence.

Mr. Bickford answered that is correct. It was approved that way in 2006.

Mr. Mees asked the distance between the garage and the house.

Mr. Bickford answered six feet.

Mr. Mees asked Mr. Bickford if there were any fire code issues.

Mr. Bickford answered.

Mr. Roos and Mr. Bickford discussed the parking spaces.

Mr. Friedmann asked Mr. Bickford how close the new garage will be to the right away.

Mr. Bickford answered approximately 18ft on one side and approximately 24 ft. on the other side. In both cases it is behind the existing house.

Mr. Tom Camp, 4372 Duneden Ave. Deer Park, OH 45236 addressed the Board.

Mr. Camp gave the history on the building.

Mr. Camp explained what is going to be stored in the storage building, parking, and fire rating.

Mr. Friedmann asked if anyone else was present on behalf of the applicant or have any questions or comments on the proposal.

Mr. Barrick made a motion to consider case 2019-04MA as submitted.

Mr. Roos seconded.

Ms. Flanagan – Aye

Mr. Friedmann-Aye

Mr. Mees – Aye

Mr. Roos – Aye

Mr. Barrick-Aye

Item 5. – Old Business

2018-21P2 (continued to 04/08/2019 per applicant's request)

Rob Painter, RVP Engineering LLC

11908 1st Avenue

PUD II

Item 6. – Trustees Report

Mr. Bickford stated he will be filling in for Mr. Holbert for the time being.

Item 7. – Date of Next Meeting

The date of the next meeting is Monday, April 8, 2019.

Item 8. – Adjournment

Mr. Friedmann moved to adjourn.

Ms. Roos seconded.

All voted yes.

Meeting adjourned 6:32 p.m.

Minutes Recorded by: Jessica Daves
Planning & Zoning Assistant