

**VILLAGE OF EVENDALE
PLANNING COMMISSION MEETING MINUTES
DECEMBER 20, 2016
EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 6:00 pm on December 20, 2016. Attending were EPC members John Richey, Mark Ferguson, Beth McDaniel and Chris Patterson. Supporting the EPC were David Elmer (Director of Administrative Services), Pam Morin (Building Department Clerk), James Jeffers (Village Engineer), Ralph Terbrueggen (Architectural Review Board) and Patrick Quinn (Architectural Review Board).

New Business:

- 1) Dykstra, Corner of Cooper and Mohler Roads (Ross Dykstra & Jim Cutter)
Approval of Lot Split

Non-perpendicular lot line layout is acceptable. Remove restrictions on no- build areas.

- 2) Ferguson Enterprises, Inc., 10725 Evendale Drive (Joe Trauth)
Approval of a Conditional Use Permit for Outdoor Storage

Discussion by Chris Patterson, James Jeffers and David Elmer

Motion to approve application subject to access to fire hydrants, height of stored materials and 30' ROW around building.

Public Hearing set for 1/10 @ 5:30 pm.

Motion by John Richey second by Mark Ferguson, unanimously approved.

- 3) Smart Building Supply, 10400 Evendale Drive (Kevin Koch)
Approval of a Conditional Use Permit for Outdoor Storage

Discussion on means of creating a screen and angling the east leg of the fence to align with the front of the building.

Motion to approve subject to landscaping, revising the fence to align with the front of the building and use of a decorative fence.

Motion by John Richey, second by Mark Ferguson unanimously approved.

Old Business:

- 1) Penn Station, 9868 Reading Road
Approval of Conditional Use Permit for Restaurant.

The Planning Commission affirms the current zoning of Penn Station.

Motion by Mark Ferguson, second by John Richey, unanimously approved.

- 2) Lot split, 3860 Glendale Milford Rd. lots 0024 & 0023 parcel #611-0010-024

Motion by John Richey, seconded by Mark Ferguson, unanimously approved.

- 3) AeroHub mixed use PUD

Discussion by David Elmer

Internal Business:

- 1) Accept donated land (David Elmer)

Recommend to Village Council to accept the donation of lot D-7 on Evendale Commons Drive (1.0533 acres) for public purposes.

Motion by Mark Ferguson, second by John Richey, unanimously approved.

- 4) November 15, 2016 minutes approved as amended.

Motion by Beth McDaniel, seconded by Mark Ferguson, unanimously approved.

Adjournment

A motion to adjourn the meeting was made by Mark Ferguson, seconded by Beth McDaniel. The motion passed unanimously.

Chris Patterson
Chairperson, Evendale Planning Commission

Attest: John Richey
Secretary, Evendale Planning Commission