

**VILLAGE OF EVENDALE  
PLANNING COMMISSION MEETING MINUTES  
November 15, 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 November 15, 2016. Attending were EPC members Mark Ferguson, Beth McDaniel, Jannelle Moore and Chris Patterson. Supporting the EPC were David Elmer (Director of Administrative Services), Kathy Farro (Legal Advisor), Pam Morin (Building Department Clerk), James Jeffers (Village Engineer), Ralph Terbrueggen (Architectural Review Board) and Patrick Quinn (Architectural Review Board).

**Old Business:**

- 1) South Reading Road Zone Study – 9840 – 10200 Reading Road and 2860 Cooper Road

David Elmer recapped the June 3, 2016 Memorandum from Elizabeth Fields, McBride Dale Clarion:

- Option #1 – Zone the entire area Office/Research in line with the Master Plan.
- Option #2 – Rezone only 9888 – 10020 Reading Road Office/Research with the remaining area, 9866 – 9840 Reading Road and 2860 Cooper Road zoned retail consistent with the General Commercial District.

Beth McDaniel made and Mark Ferguson seconded the following motion:

Motion to approve the rezoning of the area defined by the Reading Road zoning study from GC General Commercial to OR Office Research, excluding parcels at 9866 (a.k.a. 9868), 9840 Reading Road and 2860 Cooper Road, Hamilton County Parcel Identification Nos. 611-20-134, 611-20-164 and 611-0020-136. The 9866 parcel is currently comprised of three uses: (1) a Penn Station; (2) a Radio Shack; and (3) St. Vincent DePaul. The 9840 parcel is Valley Thrift Store. The reason for excluding these parcels from the recommendation for rezoning from GC to OR is that they are currently productive, well-maintained and longstanding retail uses which are more appropriate for the GC District. After extensive input from the owners of the parcels, it is recommended to keep these zoned GC with the remaining GC tract extending to the south from these parcels to the City of Reading boundary.

This motion passed unanimously.

- 2) AeroHub

Elizabeth Fields and Dave Elmer presented the Use Worksheet Summary for possible permitted, conditional, and accessory uses for the AeroHub Mixed Use Planned Unit Development. The Planning Commission members reviewed this list and offered their opinion on the permitted uses they would recommend.

Ms. Fields will provide a definition for Advanced Manufacturing for their next discussion.

**Internal Business:**

- 1) Chris Patterson informed the members that it appears that Penn Station never went through the required Conditional Use Permit process when they moved into their current location at 9868 Reading Road. Beth McDaniel made and Mark Ferguson seconded the motion that the Village will assist Penn Station to acquire that Conditional Use Permit to affirm their restaurant use. The motion passed unanimously.

- 2) Approval of Minutes

Ralph Terbrueggen asked that a portion of the paragraph regarding the landscaping for Kinetic Vision be amended. Jannelle Moore moved to amend the minutes from the October 18, 2016 meeting as recommended. Mark Ferguson seconded this motion. The motion passed unanimously.

Mark Ferguson pointed out a spelling error in the minutes for the November 7, 2016. Mark Ferguson made and Jannelle Moore seconded the motion to approve the minutes as amended. The motion passed unanimously.

**Adjournment**

A motion to adjourn the meeting was made by Janelle Moore, seconded by Chris Patterson. The motion passed unanimously. The meeting was adjourned at 7:45 pm.

The next regular meeting is scheduled for Tuesday, December 20, 2016 at 6:00 PM.

Chris Patterson  
Chairperson, Evendale Planning Commission

Attest: Pam Morin  
Acting Secretary, Evendale Planning Commission