

**VILLAGE OF EVENDALE  
PLANNING COMMISSION MEETING MINUTES  
MAY 17, 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 May 17, 2016. Attending were EPC members Mark Ferguson, Jan Moore, John Richey and Chris Patterson. Supporting the EPC were James Dobrozsi (Architectural Review Board Member), David Elmer (Assistant to the Mayor), James Jeffers (Village Engineer), Pam Morin (Building Department Clerk), Kathy Ryan (Legal Advisor), and Ralph Terbrueggen (Landscape Architect).

**New Business:**

- 1) Consideration of a possible text amendment to the Village of Evendale Zoning Code pertaining to Mobile Food Service.

Discussion by Tom Underhill owner of Heavenly Hotdogs who wants to rent space from Menards to run his Mobile Food Service.

Discussion by David Elmer re: other businesses in the PUD and how they handle outside tables etc.

Discussion by Kathy Ryan re: current code restrictions on Mobile Food Service.

Motion was made by John Richey and seconded by Mark Ferguson that Kathy Ryan draft the required code revisions to be discussed by the EPC by email over the next month so that it may be presented at the next EPC meeting.

- 2) Consideration of a possible text amendment to the Village of Evendale Zoning Code pertaining to off street parking and signage.

Discussion by James Jeffers re: updating the off street parking section under 1258.02 so that "All traffic control markings and signage shall meet the provisions of the Ohio Manual of Uniform Traffic Control." (OMUTCD) These provisions are to apply to both public and private roadways for public use. Existing facilities would be grandfathered until future revision.

Motion was made by John Richey and seconded by Jan Moore that Kathy Ryan draft the required revisions to 1258.02 to be discussed by the EPC by email over the next month so that it may be presented at the next EPC meeting.

- 3) Discussion relating to the South Reading Road Zone Study by David Elmer.
- 4) Discussion relating to the AeroHub Development by David Elmer.
- 5) Other Items:

- a. James Jeffers discussed the possible construction of 3-4 houses in the \$500k range near the corner of Mohler and Cooper Rds. Current infrastructure limits the site to 3, developer may request a variance to build a 4<sup>th</sup>. Builder is Cutter Construction.
  - b. Property Maintenance Code discussion by David Elmer  
Evendale Zone Study Open House 5/23/2016 ay Village Admin Bldg.
  - c. James Jeffers discussed possible design options for the Glendale Milford/I-75 bridge.
- 6) Approval of the minutes for the April 19, 2016 meeting.  
Motion to approve the minutes by Mark Ferguson and seconded by Jan Moore.

**Adjournment:**

The meeting was adjourned at 7:10 pm.

Chris Patterson  
Chairman, Evendale Planning Commission

John Richey  
Secretary, Evendale Planning Commission