

VILLAGE OF EVENDALE PLANNING COMMISSION

Minutes from the December 21, 2021 Regular Meeting
Evendale Municipal Building, 10500 Reading Road

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chairman Chris Patterson at 6:00pm. In attendance were EPC members Councilperson Beth McDaniel, Jannelle Moore, and Kevin Gorsuch. Supporting the EPC were Timothy Burke (Law Director), James Jeffers (Service Director) and David Elmer (Director of Administrative Services). Arnie Schaewe was absent.

Those present recited The Pledge of Allegiance to the United States of America.

NEW BUSINESS:

1. Case EDB21-8: PUBLIC HEARING: Conditional Use Application to establish Restaurant-Fast Casual and Outdoor Dining uses at 9941 Reading Rd. (Parcel ID# 611-0020-0017 and 611-0020-0337) in an OR, Office Research zoning district. The Owner is Todd Gailar representing Having Light LLC.

Mr. Patterson called for a motion to open the Public Hearing.

A Motion was made by Ms. McDaniel, seconded by Mr. Gorsuch, to open the Public Hearing for case # EDB21-8. There was no further discussion. The motion passed unanimously.

Law Director Burke swore in all person's who wished to speak.

Mr. Gailar introduced himself. An Architect and Electrician, who helped prepare the development plans, were also present. Mr. Gailar noted that he had two business partners who were not present.

Mr. Gailar described his intended plans, goals, objectives with introducing a fast casual restaurant and outdoor dining as part of an existing outdoor golf range (formerly known as "Etters Golf Center") he and his partners recently acquired. Now called, "The Acres" Mr. Gailar envisions updated facilities geared towards families and golf enthusiasts similar in concept to 50 West Brewery in Cincinnati but with a golf theme.

Mr. Elmer reminded the Commission of Mr. Gailar's attendance at the August 2021 Planning Commission meeting during which Gailar presented his general concept and ideas for the site. Mr. Elmer then referred to Mr. Gailar's submitted application materials and plans, that were previously distributed to Commission members, showing, among other things, the proposed location of the fast-casual restaurant and the proposed outdoor dining. Mr. Elmer explained the following:

- The site is located in an Office Research (OR) Zoning District
- The existing Golf Center is a non-conforming use
- Although highlighted in orange on the submitted Plans, the existing Pro Shop and Covered Tee areas are not part of tonight's conditional use application; however, they would continue to exist and function as part of the overall business. No changes to the Golf Center use are being proposed tonight.
- Both fast-casual restaurants and outdoor dining are conditional uses in the OR requiring review by the Planning Commission in a Public Hearing.
- The site is also located in the Evendale Design Guideline area which provides desired landscape, exterior building and general site characteristics such as building surface treatments, etc.
- The responses to the Conditional use questions as contained in the application were generally acceptable from staff perspective.

The Commission reviewed the Plans showing that a 1,300 +/- sq. ft. fast-casual restaurant would be located in an existing, vacant, but to-be remodeled, building previously used in association with the outdoor putt-putt course. The plans also show an outdoor dining area immediately south of the proposed restaurant but connected by a shared, walkable surface.

Mr. Gailar explained that the outdoor dining area would be approximately 3,500 sq. ft. in size. He also described the restaurant as serving burgers and lighter, casual foods. The plans show limited indoor seating.

Mr. Elmer noted that the plans, while generally acceptable for zoning review, did not include several items needed as part of a Comprehensive plan for review, including a final landscape and exterior lighting plans. Elmer suggested that, should the Commission consider approving the conditional use request, that the needed items be enumerated in the Motion.

Mr. Gailar, Mr. Patterson and Mr. Jeffers discussed parking lot conditions and site access improvements. Mr. Gailar stated that the parking lot would be repaved in late Spring 2022. Mr. Gailar was also agreeable to the access conditions which are to be incorporated into a Motion to approve the conditional uses, should such motion be made. Mr Gailar and the Commission continued with several questions and responses all of which were to the satisfaction of the Commission.

A Motion was made by Mr. Patterson, seconded by Mr. Gorsuch, that the Planning Commission approve the application for a conditional use of a fast casual restaurant and outdoor dining on the property at 9941 Reading Road as described in the application filed in Case No. EDB 21-8; however, said approval is conditioned upon the applicant providing the Planning Commission with the following additional information:

- Submission of revised plans for the parking area and access driveway showing that the driveway with two lanes, a total of 24 feet wide, allowing vehicles going in and out to pass one another. The Plans must also show a flared curb cut at

Reading Rd. that is 6 feet wider on either side than the existing curb cut. Revised Plans shall also depict 9'x18' parking space dimensions, in compliance with code requirements, as well as no less than a 3" depth for the parking lot asphalt and base.

- Submission of a photometric lightening Plan for parking lot, access drive, exterior building and outdoor dining areas that demonstrates no more than 1 footcandle light emission at property lines.
- A final landscape plan for the area around the fast casual restaurant, the access drive and the buffer of any garbage disposal area.
- A final design plan for the exterior of the fast casual restaurant. Materials and design elements for the restaurant building exterior shall adhere to the material and color recommendations defined in the Evendale Design Guidelines, South Reading Rd. Development Standards.

Mr. Patterson noted that the approved conditional uses must not only adhere to the approved plans but they also must comply with all applicable zoning, building and health codes. Mr. Patterson further noted that if the Conditional uses are not implemented within one year from the date of the Commission's approval, the Commission may, following notice and a hearing, withdraw the conditional use approval.

Mr. Gailar and Mr. Elmer agreed to work together to compile all requested information in time for the January 18, 2022 Planning Commission regular meeting. The Commission agreed to continue and resume the public hearing in January.

INTERNAL BUSINESS:

1. Approval of the minutes from the Regular Meeting of September 21, 2021.

A Motion was made by Mr. Patterson, seconded by Ms. Moore, to approve the minutes as submitted. There was no discussion. The motion passed unanimously.

No additional business was brought before the Commission

A Motion was made by Ms. McDaniel, seconded by Ms. Moore, to adjourn the meeting. There was no discussion. The motion passed unanimously.

The meeting adjourned at 7:05pm.

Minutes reviewed and approved by:

Chris Patterson
Chairman, Evendale Planning Commission

Janelle Moore
Secretary, Evendale Planning Commission

Minutes prepared by David Elmer, Director of Administrative Services.