**VILLAGE OF EVENDALE**

**PLANNING COMMISSION MEETING MINUTES**

**July 16, 2019**

**EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chairman Chris Patterson at 7:00 pm on July 16, 2019. Attending were EPC members, Jannelle Moore, Beth McDaniel and John Richey. Supporting the EPC were Ralph Terbrueggen, (ARB), Patrick Quinn (ARB), David Elmer (Director of Administrative Services), James Jeffers (Village Engineer), Kathy Ryan (Legal Advisor), and Pam Morin (Staff),

**New Business:**

1. Greg McSwain, 10311 Evendale Drive

Approval of Lot Split

Mr. McSwain presented to the committee a site plan of the 3.54720-acre lot on which he is currently constructing two new buildings on the west side. This lot has an existing building on the east portion of the lot. He has requested a lot split separating the existing building and the new buildings. Both lots would be 1.7736 acres. The zoning code requires lots in the Industrial Truck Center District to be a minimum of two acres. He is making this request so that when he retires he has the option to sell off only one lot if necessary and to also reduce or possible eliminate the need for flood insurance. His flood insurance is currently costing him $11,000.00 per year for the entire lot.

Mr. Jeffers reported that the parking and frontage requirements are adequate. The lot has right-of-way restrictions on two sides; the railroad on the east side and a detention pond on the west side. The rear setback was absorbed during a previous road construction project in which Glendale-Milford Road was elevated and also the current I-75 improvement road construction. Mr. Jeffers confirmed that Mr. McSwain did nothing to create the current non- conformity.

Ms. Ryan explained that Mr. McSwain’s request is not increasing the non-conforming issues of this lot. She reminded the committee that according to Section 1270.03(h) of the Village of Evendale Zoning Code, the Planning Commission was required to make a motion because, “every resolution shall expressly set forth any limitations or conditions recommended or imposed by the Planning Commission.”.

Mr. Jeffers confirmed Mr. Richey’s assumption that this request wouldn’t be necessary if ODOT had not acquired his land for the Glendale-Milford Road improvements. It was Mr. Jeffers assertion that the original lot would have been close to the four (4) acre requirement for two lots prior to the takings by governmental bodies. Mr. McSwain agreed.

Mr. Richey made and Mrs. Moore second the motion to approve the lot split with the condition that Mr. McSwain receive BZA’s approval for a variance of the two lots of 1.7736 acres each, instead of the required two-acre requirement. There was no discussion. The motion passed with a 4 – 0 vote

1. Election of New Secretary

Mr. Patterson made a motion that the committee table the election of the secretary until all committee members are present and the new Building, Planning and Zoning Manager is available to attend the meeting. After was a short discussion the committee passed the motion with a vote of 4 – 0.

**Old Business:**

1. Approval of the March 19, 2019 minutes.

Mr. Richey made and Mrs. McDaniel seconded the motion to approve the minutes as presented. There was no discussion The motion passed with a 4 – 0 vote.

1. Mr. Elmer updated the members of projects around the village:

* There has been no news on the proposed pipeline through the village.
* Construction of the new Sherwin Williams building continues.
* The Modal Shop has received their footing and foundation permit and has started construction.
* The former Homer’s building, 9972 Reading Road, has been purchased. Mr. Elmer has not received any information from the new owners as to what their plans are.
* RPP Containers has completed construction and is occupying their new building at 10111 Evendale Commons Drive.
* South AeroHub Boulevard is drivable and the old St. Rita Lane has been removed.
* On Thursday, July 25th, Lt. Governor John Husted, Joseph E. Zeis, Jr., the Governor’s Aerospace & Defense Consultant and J.P. Nausef, President and Chief Investment Officer of Jobs Ohio will be touring the AeroHub Development. Tech Solve will also be presenting their plans for their Innovation Center.

The motion to adjourn was made by Mr. Richey, seconded by Mrs. McDaniel and was unanimously carried. The meeting was adjourned at 7:30 pm,

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Chris Patterson, Chairperson

Evendale Planning Commission

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Pam Morin, Acting Secretary

Evendale Planning Commission