**VILLAGE OF EVENDALE**

**PLANNING COMMISSION**

Minutes from the November 17, 2020 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 Arnie Schaewe. Supporting the EPC were Timothy Burke (Village Solicitor) and Andrew Rodney (Building, Planning, & Zoning Manager). Member Catherine Bennett was unable to join via teleconference due to technical issues.

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

**NEW Business:**

1. Case EDB20-19: Subdivision Application for a lot split at 10600 Evendale Drive (Parcel #611-0040-0019) in an ITC, Industrial Truck Center zoning district.

Steve Hayward, representing Vogt Properties LLC (Owner), addressed the Commission.

Mr. Hayward explained the Owner is interested in splitting the existing lot into two lots to build a new building on the new vacant north lot. He stated the Owner would move their existing business into the new building.

Mr. Patterson requested a summary of the staff report.

Mr. Rodney responded by summarizing the staff report, noting the proposed record plan meets all of the requirements of the zoning code for a lot split. He also referenced a recommended staff condition to add an easement for the railroad spur which traverses both lots.

Mr. Patterson asked if all easements were accounted for.

Mr. Hayward responded in the affirmative, noting all easements will be recorded with the plat.

Mr. Schaewe asked if there were immediate plans for construction.

Mr. Hayward responded in the negative, but noted the required setbacks for a new building were considered in the proposed lot split.

Motion by Mr. Schaewe was seconded by Ms. McDaniel to recommend approval of the plat subject to the following condition:

Condition #1: An easement shall encumber the existing railroad spur across Parcel A to the benefit of Parcel B.

 There was no further discussion. The motion passed by a 4-0 voice vote.

1. Case EDB20-21: Site Plan Review Application for exterior building improvements at 10735 Reading Road (Parcel #611-0030-0185) in an HC, Heavy Commercial zoning district.

Mark Hicks, representing Cincinnati Pool & Patio, addressed the Commission.

Mr. Hicks summarized the request, which is to remodel the exterior of the structure to provide a more aesthetically pleasing look for the building. He offered to answer any questions of the Commission.

Mr. Patterson requested a summary of the staff report.

Mr. Rodney summarized the staff report, noting the proposed plan represents a significant improvement over the current building exterior. He further noted the exterior improvements are consistent with the Reading Road Design Guidelines.

Mr. Schaewe expressed concern that the existing building and site are non-conforming.

Mr. Rodney responded that the existing non-conformities on the site would not be impacted by the proposed project, thus they are permitted to remain.

Motion by Ms. Moore was seconded by Ms. McDaniel to approve the site plan application as submitted. There was no further discussion. The motion passed by a 4-0 voice vote.

**OLD BUSINESS:**

There was no Old Business to discuss.

**INternal Business:**

1. Approval of the minutes from the regular meeting of October 20, 2020.

Motion by Ms. McDaniel was seconded by Mr. Schaewe to approve the minutes as submitted. There was no discussion. The motion passed by a 4-0 voice vote.

1. Communications.

Mr. Rodney reported that Village Council adopted the zoning code amendments recommended by Planning Commission, except for the maximum wall sign which was increased from 200 square feet to 300 square feet, as opposed to no maximum as recommended by Planning Commission.

Mr. Rodney noted the Quick Guide to Plat of Survey in the Commission packet as recommended reading.

Mr. Rodney noted the next meeting date and that no applications were anticipated.

Motion by Ms. McDaniel was seconded by Mr. Schaewe to adjourn the meeting. There was no discussion. The motion passed by a 4-0 voice vote.

The meeting adjourned at 6:14pm.

Minutes reviewed and approved by:

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Chris Patterson

Chairman, Evendale Planning Commission

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Jannelle Moore

Secretary, Evendale Planning Commission

Minutes as prepared by Andrew E. Rodney, Building, Planning, & Zoning Manager.