**VILLAGE OF EVENDALE**

**PLANNING COMMISSION**

Minutes from the August 17, 2021 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

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

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

**OLD Business:**

1. Case EDB20-4: Final Review of a modified Site Plan Application for a new building on Lot 3 of AeroHub North, Phase I. The applicant, Kinetic Vision, is returning to Planning Commission for a final review of the Landscape Plan, as required by condition. *The original Site Plan application was approved, with conditions, on May 19, 2020. A first revision to the Site Plan application was approved, with conditions, on April 20, 2021.*

Mr. Rodney reminded the Commission the Landscape Plan requires final review per the condition of approval of April 20, 2021. He summarized the contents of the proposed Landscape Plan, noting it satisfactorily addressed zoning code requirements.

Mr. Schaewe noted the care and attention to detail by the business owner in developing the landscape plan was impressive.

Ms. Moore asked if there was a landscape standard specific to AeroHub.

Mr. Rodney responded in the negative, but noted all developments in AeroHub will be held to a higher standard than normal.

Motion by Ms. McDaniel was seconded by Mr. Schaewe to approve the Landscape Plan as submitted. There was no further discussion. The motion passed by a 3-0 voice vote.

**NEW BUSINESS:**

1. Introductory presentation regarding proposed redevelopment of Etter’s Golf Center at 9941 Reading Road.

Todd Gailer appeared before the Planning Commission.

Mr. Gailer summarized his proposal for the Etter’s Golf Center at 9941 Reading Road. He stated the reason for his appearance this evening was to provide an overview of his proposal to the Planning Commission at the direction of the Evendale Community Improvement Corporation. Mr. Gailer referenced the following elements of his proposal:

* Quality entry from Reading Road, including extensive native landscaping.
* Convert the existing mini-golf admission building to a commercial kitchen.
* Install a covered patio area with picnic benches for dining.
* Add additional covered areas on the driving range.
* Use mid-century modern design, materials, and colors.

Mr. Gailer continued by outlining his short-term plans, including:

* Purchasing the property on or about September 30.
* Clean and repair existing infrastructure and landscaping.
* Re-paint existing buildings.
* Convert the mini-golf building to a commercial kitchen.
* Install new lighting and security measures.
* Add picnic tables and a fire pit.

Mr. Gailer noted the total cost of all short-term improvements, other the real estate acquisition costs, would be approximately $750,000. He stated a goal of opening by May 2022.

Ms. Moore asked about the economic impact of the project.

Mr. Gailer responded the business would generate approximately $2 million annually. He stated a goal of making the business more family-friendly to attract a wide variety of customers.

Mr. Schaewe asked about seating options.

Mr. Gailer responded the initial plan is to have open air patio seating, with the potential for a covered and enclosed structure at some point in the future. He stated it all depends on raising sufficient capital.

Ms. McDaniel expressed excitement about the project and the potential to attract Evendale families to the business.

Mr. Elmer stated the project was coming forward now because it has economic development implications for the Village. He noted upcoming challenges related to zoning and development in the flood plain.

Mr. Burke stated the golf facility is a legal non-conforming use that may continue in perpetuity.

Mr. Rodney added any proposed expansion of the existing golf facility would require an evaluation to determine compliance with the non-conforming land use regulations.

Mr. Schaewe asked if a zoning change would be required.

Mr. Elmer responded that it has yet to be determined, noting food service is a conditional use. He also reiterated challenges relative to development in the floodplain and obtaining a liquor license.

Mr. Gailer reported having applied to the state for a liquor license. He stated alcohol sales were a component of the business plan, but would not be the central theme of the business.

Mr. Elmer addressed concerns from the Village regarding access to the site from Reading Road, specifically for left-turn ingress and egress traffic. He stated no additional signalization would occur along Reading Road between Formica and Cooper Road.

Mr. Schaewe asked if the plan included keeping the driving range and mini-golf course.

Mr. Gailer responded in the affirmative, noting the initial phase included repair and remodeling of the mini-golf facility.

Mr. Schaewe asked for clarification on final use of the pro shop building.

Mr. Gailer responded the pro shop would remain, but would be modernized to current retail standards.

Ms. Moore asked for the next steps.

Mr. Rodney responded the project would be submitted for building permits, at which time an evaluation would be made to determine if any formal reviews by the Planning Commission or Board of Zoning Appeals would be needed.

Mr. Gailer asked for an approval timeline.

Mr. Rodney responded the timeline would depend on the level of detail offered by the plan documents. He stated more information at initial submittal will result in a quicker review process. Mr. Rodney also noted that certain improvements to the facility could occur without nothing more than a Building Permit.

Mr. Elmer requested additional comments from Mr. Burke.

Mr. Burke stated a zoning change would likely not be required. He stated the issues could be resolved with the Planning Commission or Board of Zoning Appeals depending upon the nature of the issue. Mr. Burke noted having information on the historical use of the various buildings would be helpful.

Mr. Rodney asked if a formal traffic study would be required.

Mr. Jeffers responded in the negative, noting the business would likely generate traffic outside the typical peak traffic periods. He reported traffic along Reading Road is heaviest near Glendale Milford Road.

Mr. Elmer suggested any future review should include a parking study to determine if the existing lot is sufficient for parking.

Mr. Gailer thanked the Planning Commission for their time.

**INternal Business:**

1. Approval of the minutes from the Regular Meeting of June 15, 2021.

Motion by Mr. Schaewe was seconded by Ms. McDaniel to approve the minutes as submitted. There was no discussion. The motion passed by a 3-0 voice vote.

1. Communications.

Mr. Rodney summarized two articles included in the Planning Commission packet. He also provided background to the Planning Commission on the status of the former Homer’s restaurant site along Reading Road.

Mr. Elmer provided additional background information. He also updated the Planning Commission on the status of two ordinances recently recommended for approval. Mr. Elmer stated both had received a public hearing at the recent Village Council meeting and will be scheduled for a third and final reading on September 14, 2021.

Ms. Moore asked if there was any further interest in the Village-owned property at 10660 Reading Road.

Mr. Elmer responded in the negative.

Motion by Mr. Schaewe was seconded by Ms. McDaniel to adjourn the meeting. There was no discussion. The motion passed by a 3-0 voice vote.

The meeting adjourned at 7:13pm.

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.