

VILLAGE OF EVENDALE PLANNING COMMISSION

Minutes from the January 18, 2022 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 (Law Director), James Jeffers (Service Director) and David Elmer (Director of Administrative Services). Kevin Gorsuch was absent.

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

OLD BUSINESS

1. Continuation of 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.

Law Director Burke reminded everyone who testified last month that they were still under oath.

Mr. Gailar came before the Board with revised plans as requested by the Commission at last month's meeting. Rather than handing out Plan hard copies, Mr. Elmer displayed them electronically on Council Chamber screens. Mr. Elmer provided a hard copy of an email exchange between him and Mr. Gailar that summarized submission requirements. Mr. Elmer noted that the submitted plans contained several of the requested items (access and driveway specs as well as exterior building color scheme and materials); however, a few items were still missing. Items missing were a Final Landscape Plan and an Exterior Light Plan. Also missing were parking space dimensions and the depth of the base and asphalt for the parking lot. Mr. Gailar advised that work was in progress on completing those items. Mr. Elmer reminded Mr. Gailar that no landscape or lighting improvements could be made until such plans were reviewed and approved. Mr. Patterson further noted that the existing landscaping between the parking lot and putt putt golf course could not be removed until a final landscape plan, showing some form of acceptable buffering between the parking lot and course, was submitted and approved.

The Commission proceeded to review the exterior color and materials of the proposed restaurant building. Ms. McDaniel inquired about overall aesthetics as presented. Mr. Elmer noted that the darker green color with white trim and the new hardie board siding, to replace existing deteriorating wood siding, was acceptable based on Design Guideline suggestions. The Plans further showed

an enclosure, wrapped in horizontal paneling, around the trash can location, was consistent in color/style with the building. The Plans also showed wall and porch ceiling mounted exterior lights on the proposed restaurant, all of which appeared acceptable. The Commission agreed that these exterior items were acceptable.

Mr. Jeffers, Mr. Patterson and Mr. Gailer discussed parking lot resurfacing options and requirements that meet code requirements. Mr. Patterson asked that future plans include striping that clearly delineates the parking area from access driveway when entering/exiting the premises.

Mr. Gailer indicated that he hoped to start remodeling/construction soon. Mr. Gailer, the Commission and Mr. Elmer agreed that once Mr. Gailer provided plans showing or otherwise noting the required conditions, Mr. Elmer would review the plans and handle them administratively except that the Final Landscape Plan must come back to the Planning Commission. Final Plans must include:

- A note showing 3" depth requirement for the repaved parking lot
- 8'x19' parking space dimensions
- Existing landscaping between putt putt and parking lot retained
- Access driveway striped so as to not point cars directly into parking spaces
- Lighting plan showing no more than 1 footcandle at property boundaries

NEW BUSINESS

Mr. Elmer provided the Commission with an update on the AeroHub Innovation District, noting that Kinetic Vision is under construction and several lots are being marketed for sale. Mr. Elmer went on to explain that the Right of First Refusal, as contained in the Land Purchase Agreement with LandMark when the Village purchased 20+ acres from them for inclusion in AeroHub, expired in November 2021; however, it is still the Village's plans to incorporate all LandMark property into the AeroHub Innovation District. Mr. Elmer further stated that he and other public officials have been regularly communicating with St. Rita's School for the Deaf to learn their near and long-term plans/needs for facilities and land. Consequently, the possibility exists that rezoning options for these sites may come before the Planning Commission in the near future but that all parties involved would be notified and options vetted prior to any action taken. Mr. Elmer advised the Commission that he would keep them updated on this topic.

INTERNAL BUSINESS

Approval of Minutes - Mr. Elmer noted that he had not yet completed the December meeting minutes; consequently, the minutes will be prepared in time for review and approval at the February 2022 meeting.

No other business came before the Commission.

A Motion was made by_____, seconded by _____ to adjourn the meeting. There was no discussion. The motion passed unanimously

The meeting adjourned at _____.

Minutes reviewed and approved by:

Chris Patterson
Chairman, Evendale Planning Commission

Jannelle Moore
Secretary, Evendale Planning Commission

Minutes prepared by David Elmer, Director of Administrative Services.