**VILLAGE OF EVENDALE**

**PLANNING COMMISSION MEETING MINUTES**

**AUGUST 20, 2019**

**EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chairman Chris Patterson at 6:00 pm on August 20, 2019. Attending were EPC members Catherine Bennett, 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 (Service Director), Kathy Ryan (Legal Advisor), Andrew Rodney (Building, Planning, & Zoning Manager), and Pam Morin (Building Clerk).

Those present recited The Pledge of Allegiance.

**New Business:**

1. Election of New Secretary

Mr. Richey volunteered to serve as the Secretary. There was no discussion. A motion by Ms. McDaniel to appoint Mr. Richey as Planning Commission Secretary was seconded by Ms. Moore. Motion passed by a 5-0 vote.

1. PUBLIC HEARING: Conditional Use Permit for Outdoor Storage/Outdoor Display at 10400 Evendale Drive in an Industrial Truck Center zoning district. Applicant – Kevin Koch, Smart Building Supply (SBS).

A motion by Mr. Richey to open the public hearing was seconded by Ms. Bennett. There was no discussion. Motion passed by a 5-0 vote. Hearing no comments, a motion by Mr. Richey to close the public hearing was seconded by Ms. Bennett. There was no discussion. Motion passed by a 5-0 vote.

Philip Ledford, representing the Applicant, requested a change in the prior approval that required an ornamental fence. Mr. Ledford requested to install a chain-link fence as an alternative due to budgetary constraints. Mr. Ledford acknowledged the adopted Ordinance approving the land sale from the Village of Evendale to Smart Building Supply required the installation of an ornamental fence.

Kathy Ryan entered the Chambers at 6:07pm.

Mr. Elmer summarized the issue for the EPC and the requirement for a decorative ornamental fence and landscaping to screen the outdoor storage of equipment and materials along Evendale Drive. In prior communications, SBS requested an alternative fence material be considered. Mr. Elmer reported the EPC would consider alternatives that were equal to or better than the requirement. No such alternative was presented prior to the meeting. Mr. Ledford noted the project was over budget due to an excessive amount of topsoil that had to be removed to properly grade and gravel the lot. Mr. Patterson noted budgetary constraints are not considered in decisions of the EPC.

Ms. Moore inquired about the nature of the proposed plant materials. Mr. Ledford indicated the intention was to conform to the original planting plan.

Mr. Richey stated his belief that chain-link fence is not an equivalent to an ornamental fence.

Ms. Moore noted the presence of chain-link fence in the vicinity and stated what was required by the Village was above-and-beyond.

Mr. Elmer stated the desire was to set an expectation moving forward that chain-link fence would be discouraged along the public right-of-way.

Mr. Patterson noted the Village granted the land for a nominal sum. He recommended the Applicant return with a design incorporating a coated chain-link fence and enhanced plantings. The Applicant was requested to return next month with an alternative design for consideration.

1. PUBLIC HEARING: Rezoning of approximately 38 acres owned by the Village of Evendale at 1400 Glendale-Milford Road and 1500 Glendale-Milford Road (Parcels 611-0040-0074, 611-0050-0006, 611-0040-0007, and 611-0040-0008) from Heavy Commercial/Mixed Use PUD to Innovation District PUD.

Ms. Bennett requested to be recused from the proceedings due to a conflict of interest. A motion by Ms. Moore to recuse Ms. Bennett from the proceedings was seconded by Ms. McDaniel. There was no discussion. Motion passed by a 4-0 vote. Ms. Bennett joined the audience.

A motion by Mr. Richey to open the public hearing was seconded by Ms. Moore. There was no discussion. Motion passed by a 4-0 vote. Hearing no comments, a motion by Mr. Richey to close the public hearing was seconded by Ms. Moore. There was no discussion. Motion passed by a 4-0 vote.

Presenting on behalf of the Village of Evendale Community Improvement Corporation (CIC), Hugh McKinnon provided a synopsis of the request and of the AeroHub project as a whole. Mr. McKinnon noted the first AeroHub tenant, The Modal Shop, had a facility on the south side of Glendale-Milford Road currently under construction. He also noted discussions within the CIC about requiring multi-story office construction.

Mr. Jeffers, Service Director, noted an error in the listing of parcels associated with the rezoning. The record was corrected to include Parcel 611-0050-0008 as part of the rezoning request. Ms. Ryan confirmed the addresses listed in the Public Notice were sufficient to include this additional parcel.

Ms. McDaniel requested clarification of height requirements in AeroHub South (south of Glendale-Milford Road). Mr. Patterson stated the façade along Glendale-Milford Road must be two-story, but the height may be reduced toward the rear of a parcel.

Ms. Moore requested clarification of why the Innovation District PUD was not applied to AeroHub North commensurate with its placement on AeroHub South. Mr. Patterson replied the desire was to include as much land as possible north of Glendale-Milford Road within a future Innovation District PUD designation. At the time the designation was granted on AeroHub South, it was unknown how much property north of Glendale-Milford Road was to be acquired by the Village in the short term.

Ms. Ryan noted AeroHub South and AeroHub North would fall under separate zoning plans and property covenants.

Mr. Elmer noted AeroHub South Innovation District PUD designation was executed first to allow The Modal Shop to commence construction. He further noted the rezoning of AeroHub North to Innovation District PUD is now necessary due to Memoranda of Understanding (MOU) having been signed between the Village and two companies interested in relocating to AeroHub North: TechSolve and Kinetic Vision. Mr. Elmer also stated the two-story requirement on AeroHub South was the result of individual negotiations with end users as part of the site planning process, not a formal requirement of zoning.

A motion by Ms. Moore to approve the rezoning request was seconded by Ms. McDaniel. There was no further discussion. Motion passed by a 4-0 vote.

1. PUBLIC HEARING: Text Amendment to the Village of Evendale Planning and Zoning Code related to office use structure height in the Innovation District PUD.

Ms. Bennett remained recused from this Public Hearing. Ms. Bennett remained in the audience.

A motion by Mr. Richey to open the public hearing was seconded by Ms. Moore. There was no discussion. Motion passed by a 4-0 vote. Hearing no comments, a motion by Mr. Richey to close the public hearing was seconded by Ms. Moore. There was no discussion. Motion passed by a 4-0 vote.

Mr. Patterson requested fellow members of the EPC refer to Exhibit D in their packets listing seven (7) sample text amendments to facilitate a multi-story requirement for office uses in the Innovation District PUD. Mr. Patterson read the seven samples into the record as follows:

1. All uses which include a Professional Office component shall be constructed to a minimum height of two (2) stories above grade.
2. All uses which include a Professional Office component of 20,000 or more square feet shall be a minimum of two (2) stories above grade.
3. Of those uses which include a Professional Office component, the office portion of the building shall be a minimum height of two (2) stories above grade.
4. Of those uses which include a Professional Office component of 20,000 or more square feet, the office portion of the building shall me a minimum height of two (2) stories above grade.
5. All uses which include a Professional Office component consisting of more than 50% of the total floor area of the building, shall be a minimum height of two (2) stories above grade.
6. Of those uses which include a Professional Office component consisting of more than 50% of the total floor area of the building, the office portion of the building shall be a minimum height of two (2) stories above grade.
7. All buildings shall be constructed with two (2) stories above-grade at minimum with additional floor(s) to be utilized for office/industrial flex space, or constructed to appear as two (2) stories at minimum through the use of high ceilings, parapet walls, or other architectural treatment(s).

Mr. Elmer reviewed several scenarios that would apply under each of the various options.

Ms. Moore expressed concern with placing restrictions on the needs of future users. She further questioned the need to act now given the need for further discussion of the issue.

Mr. Patterson recommended the Commission consider removing those options they least preferred to narrow the field of possibilities. After discussion, the Commission agreed that Options 1, 2, 4, and 7 were the least preferred.

Catherine Bennett, representing Kinetic Vision, asked if there was a possibility to continue allowing single-story office development absent knowing the opportunities and needs of future users. She noted an understanding for the desire to have multi-story buildings as a component of the Innovation District PUD.

Mr. Elmer noted the general rise in construction costs as buildings grow beyond one story.

A motion by Mr. Richey to table the discussion to the next meeting was seconded by Ms. McDaniel. Motion approved by a 4-0 vote.

**Old Business:**

A motion by Ms. McDaniel to invite Ms. Bennett back to the proceedings was seconded by Mr. Richey. There was no discussion. Motion passed by a 4-0 vote. Ms. Bennett rejoined the Planning Commission for the remainder of the proceedings.

1. Approval of the minutes from the July 16, 2019 regular meeting.

A motion to approve the minutes with a minor typographical change on Page 1 by Mr. Richey was seconded by Ms. Bennett. There was no discussion. The motion passed by a 5-0 vote.

1. Other items as may be needed.

Mr. Patterson invited Ms. Morin to the podium to accept a gift on behalf of the EPC celebrating her 20 years of service with the Village of Evendale.

A motion to adjourn the meeting was made by Mr. Richey and seconded by Ms. Bennett. There was no discussion. The motion passed by a 5-0 vote.

The meeting adjourned at 7:35pm.

Minutes reviewed and approved by:

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Chris Patterson

Chairman, Evendale Planning Commission

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John Richey

Secretary, Evendale Planning Commission

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