

1 **VILLAGE OF EVENDALE**  
2 **PLANNING COMMISSION**

3 Minutes from the April 19, 2022 Planning Commission Meeting  
4 Evendale Municipal Building, 10500 Reading Road  
5

6 The Regular Meeting of the Evendale Planning Commission (EPC) was called to order  
7 by Chairperson Chris Patterson at 6:00pm. In attendance were EPC members  
8 Councilperson Beth McDaniel, Jannelle Moore, Kevin Gorsuch, and Arnie Schaewe.  
9 Supporting the EPC were Timothy Burke (Law Director), James Jeffers (Service  
10 Director) and David Elmer (Director of Administrative Services).  
11

12 Those present recited The Pledge of Allegiance to the United States of America.  
13

14 **NEW BUSINESS:**  
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16 Mr. Burke provided an update to the cases on the agenda stating that case EDB22-02  
17 will not be heard due to the applicant having a medical emergency. Mr. Burke continued  
18 by stating case EDB22-03 would not be heard due to legal issues and both cases will  
19 move to the May meeting.  
20

- 21 1. Case EDB22-01: PUBLIC HEARING: Zoning Map Amendment from IF-1(Industrial  
22 Flex-1) and PF (Public Facilities) to PUD-ID (Innovation District PUD) for 75 +/- acres.

23 Mr. Elmer presented staff's PowerPoint discussing the history of the site and  
24 timeline for development of Areohub.  
25

26 Mr. Patterson asked Mr. Burke to explain what the differences are if the property  
27 should be rezoned. Mr. Burke explained the legal ramifications to the existing uses  
28 if the zoning map amendment was approved.  
29

30 Mr. Patterson called for a motion to open the pubic hearing. Mrs. McDaniel made  
31 a motion to open the pubic hearing and Mr. Schaewe seconded.  
32

33 Mrs. Anglia Frith introduced herself as the President of St. Rita School for the Deaf.  
34 Mrs. Frith gave a brief introduction about the school, discussed the history of the  
35 school and their relationship with the Archdiocese as the owners of the land. Mr.  
36 Patterson asked if they were comfortable with the zone change. Mrs. Frith stated  
37 they are in support. Mr. Burke asked if the school notified the Archdiocese of the  
38 zoning change case. Mrs. Frith stated she did send them an email. A short  
39 discussion followed regarding the legal notification that were sent and the Villages  
40 relationship with the Archdiocese.  
41

42 Mr. Jeffrey Forbes introduced himself as an attorney with Wood & Lamping and  
43 stated he was legal counsel for Landmark Church. Mr. Forbes stated the church  
44 did not request the zone change and was not in support of the zone change siting  
45 the limitation that will be put on the church as a nonconforming use. Mr. Forbs

46 continued stating the church did not receive notice of the public hearing. Mr.  
47 Forbes summarized by stating they would like the board to recommend denial, but  
48 if the zone change was approved Landmark would like conditions that would  
49 preserve their right to expand in the future.

50  
51 Mr. Patterson asked if the board had any questions of the speakers.

52  
53 Mrs. Moore asked why the Archbishop was not in favor of the zone change. Mr.  
54 Elmer explained that the comment came from Mrs. Frith and the details were not  
55 given. Mr. Elmer continued by explaining other Zoning Map Amendment requests  
56 that were approved by the Planning Commission.

57  
58 Mr. Schaewe asked for clarification on Landmark's future growth plan. Mr. Forbes  
59 responded stating the Church has begun the planning process and have discussed  
60 ideals with various developers. A short discussion followed regarding expansion  
61 plans that were included as part of the Areohub master plan and the impact that a  
62 nonconforming use label would impact Landmark Church. Mr. Forbes stated his  
63 client would like the Village to preserve Landmark's right to expand in the future.

64  
65 Mr. Patterson called for a motion to close the public hearing. Mr. Gorsuch made a  
66 motion to close the public hearing. Mr. Schaewe seconded.

67  
68 Mr. Patterson began the board discussion by recommending to table the case to  
69 the next month, to give both the Archdiocese and Landmark an opportunity to  
70 discuss the case internally and have representation at the next meeting. A short  
71 discussion followed regarding the recommendation. Mr. Burke reminded the board  
72 that if they were to continue the case they would have to reopen the public hearing.

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74 Motion by Mrs. Moore was seconded by Mrs. McDaniel to reopen the public  
75 hearing and continue the case to the next meeting. There was no further  
76 discussion. The motion passed by a 5-0 voice vote.

77  
78 **OLD BUSINESS:**

79  
80 1. Review of the Acres Landscape Plan.

81 Mr. Elmer discussed the history of the Acres Golf Center (Formerly Etters)  
82 providing a brief summary of the approvals and explained why the board was  
83 asked to review the Landscape Plan. Mr. Elmer presented the submitted site plan  
84 and discussed the condition of the golf center today.

85  
86 The Board discussed the progress of the renovation and landscape plan. The  
87 board asked questions about what the plan represented. Mr. Elmer provided an  
88 explanation of the plan and oriented the board member to what was being  
89 proposed.

A short discussion followed with specific focus on if a barrier would be provided between the putt-putt area and parking lot. The Board did not feel the proposed Boxwood plant material would be sufficient.

Mr. Patterson suggested the Planning Commission approve the plan subject to staff's review and approval of the modifications made by the board members.

Motion by Mr. Schaewe as seconded by Mrs. McDaniel to approve the submitted Landscape Plan subject to revisions that shall be reviewed and approved by staff. There was no further discussion. The motion passed by a 5-0 voice vote.

## 2. Boyd Brothers Conditional Use approval review

Mr. Patterson asked staff how much time staff would need to prep and be ready for next month's case. Mr. Burke stated a one-and-a-half-hour meeting should be sufficient to prepare for the meeting. The board discussed their availability for the next meeting. A short discussion followed regarding the process for the quasi jurisdictional process.

The Board set a Special Planning Commission meeting for May 4, 2022 to hold the Boyd Trucking conditional case hearing.

## **INTERNAL BUSINESS:**

No other business came before the Commission.

A Motion was made by Mr. Schaewe, seconded by Mrs. McDaniel, to adjourn the meeting. There was no discussion. The motion passed unanimously

The meeting adjourned at 8:25 PM.

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 Mark Elma, Building, Planning, & Zoning Manager.