

**VILLAGE OF EVENDALE  
PLANNING COMMISSION MEETING MINUTES  
APRIL 17, 2018  
EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 6:00 pm on April 17, 2018. Attending were EPC members Chris Patterson, John Richey, Jannelle Moore and Beth McDaniel. Supporting the EPC were David Elmer (Director of Administrative Services), Pam Morin (Building Department Clerk), James Jeffers (Village Engineer), Patrick Quinn (Architectural Review Board) and Ralph Terbruggen (Landscape Architect).

**Public Hearing:**

- 1) Village of Evendale, 10500 Reading Rd.  
Approval of a text amendment to Schedule 1250.05 of the Evendale Zoning Code permitting Indoor Recreational Facilities as a Conditional Use in the Industrial Flex 1 (IF-1) District.

No public comment.

Motion to close Public Hearing by John Richey, seconded by Beth McDaniel, unanimously carried.

- 2) Evendale Commons Ltd., Evendale Commons Dr.  
Approval of rezoning 2-3 acres identified as Hamilton County Parcel No. 611-0020-0014, from General Industrial (GI) to Planned Unit development – Commercial (PUD Commercial).

No public comment.

Motion to close Public Hearing by John Richey, seconded by Beth McDaniel, unanimously carried.

**Old Business:**

- 1) Greg McSwain, 10311 Evendale Dr.  
Final Development Plan – Approval of New Building  
Discussion by Greg McSwain and David Elmer

Final Development Plan subject to suggested changes:

- a) Drainage Plan submission
- b) Delineation of 23 parking spaces
- c) No Overhead doors fronting Evendale Dr.
- d) Stamp from Certified Architect/Engineer on all drawings.

Motion to Approve Final Development Plan as amended by Jannelle Moore, seconded by Beth McDaniel, unanimously carried.

**New Business:**

- 1) Approval of a text amendment to Schedule 1250.05 of the Evendale Zoning Code permitting Indoor Recreational Facilities as a Conditional Use in the Industrial Flex 1 (IF-1) District.

Discussion by David Elmer, Jannelle Moore and Chris Patterson.

Motion to Approve by Beth McDaniel, seconded by Jannelle Moore, unanimously carried.

- 2) Approval of rezoning 2-3 acres identified as Hamilton County Parcel No. 611-0020-0014, from General Industrial (GI) to Evendale Commons Planned Unit development – Heavy Commercial (PUD Heavy Commercial).

Discussion by David Elmer, James Jeffers and Chris Patterson.

Rezoning subject to the following conditions:

- a) Parking spaces min of 5' from south property line
- b) Stamp from Certified Architect/Engineer on all drawings.
- c) Lot Split and Consolidation will adhere to all Regulations.
- d) Purchase of property by Anchor Properties from Formica.

Motion to Approve Rezoning as Amended by Jannelle Moore, seconded by Beth McDaniel, unanimously carried.

**Internal Business:**

- 1) Approval of March 20, 2018 Minutes

Motion to Approve by Jannelle Moore, seconded by Beth McDaniel, unanimously carried.

- 2) Motion to Adjourn at 6:40 pm by Jannelle Moore, seconded by Beth McDaniel, unanimously carried.

Chris Patterson  
Chairperson, Evendale Planning Commission

Attest: John Richey  
Secretary, Evendale Planning Commission