

**VILLAGE OF EVENDALE
PLANNING COMMISSION SPECIAL MEETING MINUTES
TUESDAY, JANUARY 10, 2017
EVENDALE MUNICIPAL BUILDING**

The Special meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 5:30 on January 10, 2017. Attending were EPC members Beth McDaniel, Chris Patterson, Jannelle Moore and John Richey. Supporting the EPC were David Elmer (Assistant to the Mayor), Pam Morin (Building Department Clerk), James Jeffers (Village Engineer) Patrick Quinn (Architectural Review Board) and Ralph Terbrueggen (Landscape Architect).

Business:

- 1) Smart Building Supply, 10400 Evendale Drive.
Approval of a Conditional Use Permit for Outdoor Storage

Motion to open Public Hearing by John Richey and seconded by Jannelle Moore.

No public comments were made.

Jannelle Moore moved and John Richey seconded the motion to close the Public Hearing.

The motion passed 4-0.

A motion to approve the Conditional Use Permit for outdoor storage was made by Beth McDaniel and seconded by Jannelle Moore with the following conditions:

- The storage area shall be enclosed with a six foot decorative aluminum fence;
- Outdoor storage materials cannot be stacked higher than 20 feet;
- Materials must be stored no closer than 10 feet to the fence;
- Approval of Board of Zoning Appeals variance to permit storage in the front yard;
- Lot consolidation of the two parcels;
- Any combination/grouping of dwarf European Hornbeams and/or Techny Arborvitaes shall be planted 50 foot on center along the outside perimeter of the fence with heights and not to exceed 12 – 14 feet. All plantings must be planted by no later than the Fall of 2018. Plants shall be maintained in good condition.

The motion passed with a 4 – 0 vote.

- 2) Ferguson Enterprises, Inc., 10725 Evendale Drive
Approval of a Conditional Use Permit for Outdoor Storage

Motion to open Public Hearing by Beth McDaniel and seconded by John Richey

No public comments were made.

John Richer moved and Beth McDaniel seconded the motion to close the Public Hearing.

The motion passed 4-0.

A motion to approve the Conditional Use Permit for outdoor storage was made by John Richey and seconded by Beth McDaniel with the following conditions:

- Outdoor storage materials cannot be stacked higher than 20 feet;
- Approval of Board of Zoning Appeals variance to permit storage in the side yard;
- Replace any existing vegetative screening along the perimeter of the storage area with similar or better planting materials of a height of 12 – 14 feet tall should existing plantings die or otherwise be removed. Plants shall be maintained in good condition.

The motion passed with a 4 – 0 vote.

Old Business:

December 12, 2016 minutes approved as amended.

Motion by Beth McDaniel and seconded by Jannelle Moore.

Adjournment

A motion to adjourn was made at 5:50 pm by Jannelle Moore and seconded by Beth McDaniel; the motion passed unanimously.

The next regular meeting is scheduled for Tuesday, January 17 at 6:00 PM.

Chris Patterson
Chairperson, Evendale Planning Commission

Attest: John Richey
Secretary, Evendale Planning Commission

