

**VILLAGE OF EVENDALE  
PLANNING COMMISSION MEETING MINUTES  
October 18, 2016  
EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 6:00PM on October 18, 2016. Attending were EPC members Mark Ferguson, Beth McDaniel, Jannelle Moore and Chris Patterson. Supporting the EPC were David Elmer (Assistant to the Mayor), Kathy Farro (Legal Advisor), Pam Morin (Building Department Clerk), James Jeffers (Village Engineer), and Ralph Terbrueggen (Landscape Architect).

The recording system wasn't working properly, so there is no audio record of this meeting.

**Old Business:**

- 1) Kinetic Vision, Evendale Commons Drive  
Approval of Lot Split

James Jeffers confirmed that the lot split has been revised to address the Fire Department's concern of the emergency vehicles accessing the building(s). The initial lot split request had two driveways. The driveway closest to the cul-de-sac was removed to make the cul-de-sac unencumbered, allowing the development of Lot-D9.

Jannelle Moore made and Beth McDaniel seconded a motion to recommend for approval a lot split resulting in Lots D-7 & D-8 with the following conditions:

- a. Provided that the notation regarding the Formica access is eliminated from Lot D-9, as applicant has shown on plat; and
- b. Planning Commission recommends Council grant an exception to Evendale Subdivision regulations Section 1222.07(a) under its authority to do so in Section 1222.13, after holding a public hearing.

The motion passed with a vote of 4 yes, 0 no.

- 2) Kinetic Vision, Evendale Commons Drive  
Design Review of New Building

Dustin Bailey, Miller Valentine, stated that Kinetic Vision 3 is similar to the two existing buildings, simply with a fresher look. He indicated that they are not requesting approval of Kinetic Vision 4 building at this time.

Ralph Terbrueggen made several landscaping suggestions:

- a. Two additional tree(s) and a row of 24 – 30 inches in height shrubs planted along Evendale Commons drive in front of the 6 and 12 parking space areas;

- b. More shrubs (perennials and ornamental grasses) in the rectangular area on each side of the entrance door and the adjacent triangular area.

Jannelle Moore made and Mark Ferguson seconded the motion to approve of the site plan subject to the following conditions:

- a. That the parking lots of the proposed layout is acceptable as to fire and emergency access and turnarounds;
- b. Subject to any other specific recommendations specified by architecture/landscaping/engineering staff; and
- c. Subject to Council's approval of the lot split for Lots D-7, D-8 and D-9.

The motion passed with a vote of 4 yes, 0 no.

### **New Business:**

- 1) White Castle, 3126 Exon Avenue  
Design Review of Freezer Addition

Bill Schalk, KBA Inc., stated that White Castle's request is for a 30' x 37' x 12' self-contained freezer addition. This addition will sit on concrete pylons approximately 18" off the ground but will remain below the existing roof line, there will be a concrete pad under the unit, there will not have any negative noise impact, and the entire unit will be enclosed by a security fence.

Mark Ferguson made and Beth McDaniel seconded the motion to approve the addition with the condition that the security fence is an eight foot solid fence.

- 2) AeroHub – McBride Dale Clarion

Discussion by David Elmer – McBride Dale Clarion has met with the Community Improvement Corporation to get their input on potential permitted uses for AeroHub Mixed Use PUD.

### **Internal Business:**

- 1. Approval of Minutes

Mark Ferguson moved to approve the minutes from the September 20, 2016 meeting. Jannelle Moore seconded, and the motion passed unanimously.

### **Adjournment**

A motion to adjourn was made at 6:45 by Janelle Moore, seconded by Mark Ferguson and the motion passed unanimously.

The next regular meeting is scheduled for Tuesday, November 15, 2016 at 6:00 PM.

Chris Patterson  
Chairperson, Evendale Planning Commission

Attest: Pam Morin  
Acting Secretary, Evendale Planning Commission