

**VILLAGE OF EVENDALE
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 18, 2015
EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 8:30AM on November 18, 2015. Attending were EPC members Mark Ferguson, Jan Moore, and Chris Patterson. Supporting the EPC were David Elmer (Assistant to the Mayor) and Pam Morin (Building Department Clerk).

New Business:

**1) Worldwide Equipment, 10649 Evendale Drive
Site Review of Canopy**

The following representatives of Worldwide Equipment attended the meeting: Michael Hilliard and Sam Huffman of Worldwide Equipment, Gene Allison of Reztark Design Studio, and Tom Shumaker of Cincinnati Commercial Contracting. They presented proposed changes to improve the site's exterior look and corporate brand image, with changes to the building facades, canopies, and traffic configuration/parking.

By written report, Kathy Ryan, Legal Advisor, noted two potential compliance issues. First, parking areas need to be striped. Second, the planned signage for Mack and Volvo may need a variance from the Zoning Board since only one wall sign is allowed. Worldwide Equipment agreed to add parking striping but noted that both Mack and Volvo signs are necessary for their business. The EPC consensus was that both signs should be allowed.

Mark Ferguson moved that the plan be approved with the following contingencies:

1. Parking striping is added in accordance with Section 1258.07 requirements, and
2. Signage is approved or a variance is allowed by the Zoning Board.

Jan Moore seconded, and the motion passed 3-0.

Based on recommendation of Ralph Terbrueggen, Landscape Architect, the EPC also requested additional landscaping with deciduous and evergreen trees along the perimeter to provide screening of the truck storage and display lots. Worldwide Equipment agreed to take this under advisement and follow-up with Village staff.

Old Business:

1) Review of South Reading Rd. Zone Study with McBride Dale Clarion.

Greg Dale and Liz Fields of McBride Dale Clarion presented status of the South Reading Road Zone Study, including feedback received to-date from the CIC, and led a discussion of options for future development along the Reading Road corridor. The group discussed potential approaches to encourage development of office/educational/institutional uses while continuing to allow the current mix of businesses. Some of the considerations discussed include: lot sizes and frontage requirements, zoning specifications/language to support R&D (or other Aero Hub-related) activities within an office/institutional facility, potential for mixed office/retail developments, and how non-conforming uses might be

addressed. MDC will use the input from the discussion to refine their analysis and make recommendations in early 2016.

Internal Business:

1) Approval of Minutes

Mark Ferguson moved to approve the minutes from the September 15, 2015 meeting. Jan Moore seconded, and the motion passed 3-0.

Adjournment

The meeting was adjourned at 10:00AM on a motion by Jan Moore, second by Mark Ferguson and 3-0 vote.

Chris Patterson
Chairperson, Evendale Planning Commission

Attest: Jan Moore
Secretary, Evendale Planning Commission