**VILLAGE OF EVENDALE**

**PLANNING COMMISSION**

Minutes from the August 18, 2020 Regular Meeting

Evendale Municipal Building, 10500 Reading Road

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chairman Chris Patterson at 6:00pm. In attendance were EPC members Councilperson Beth McDaniel, Jannelle Moore, and Arnie Schaewe. Supporting the EPC were Timothy Burke (Village Solicitor), James Jeffers (Service Director), and Andrew Rodney (Building, Planning, & Zoning Manager). Due to COVID-19, EPC Member Catherine Bennett attended via telephone conference call.

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

**Old Business:**

There was no Old Business to discuss.

**New Business:**

1. Case EDB20-10, PUBLIC HEARING: An Ordinance Amending the Official Zoning Map of the Village of Evendale to add a PUD-ID, Innovation District PUD Overlay District zoning designation to 10270 St. Rita Lane (611-0050-0066), 10139 Spartan Drive (611-0050-0008), and parcels owned by the State of Ohio (611-0050-0084 and 611-0050-0039).

Appearing on behalf of the owner of 10270 St. Rita Lane, Carly Sherman of Frost, Brown, and Todd appeared before the Board. Mr. Patterson invited her to the lectern for comment on the proposal.

Ms. Sherman stated the owner was notified of the impending rezoning action only in the past few days from their general counsel in New York. She offered no substantive comments on the proposal. Requested that Planning Commission continue the case to the next scheduled meeting to allow the owner to review the proposed rezoning action in more detail in order to provide more meaningful comment.

Mr. Patterson invited Mr. Burke to address the request for continuance.

Mr. Burke stated he would make a similar request if he were representing the owner in this case.

Mr. Patterson provided history and background of the AeroHub development, noting the area south of Glendale Milford Road has been the subject of potential future redevelopment throughout the project history. He stated the rezoning action would guide this future development in a manner consistent with the AeroHub Master Plan.

Ms. Sherman stated a general objection to restricting future use of the property.

Motion by Ms. McDaniel was seconded by Ms. Moore to continue the case to the next scheduled Planning Commission meeting date. There was no further discussion. The motion passed by a 5-0 voice vote.

To accommodate guests in the audience, Mr. Patterson moved the meeting to the Communications portion of the agenda.

**Communications:**

1. 10765 Medallion Drive – Conditional Use.

Mr. Rodney stated the Village had become aware of a potential future user for the soon-to-be vacant Silco building at 10765 Medallion Drive. He stated the user would be considered a “Professional Office – Stand Alone Use” which is a Conditional Use at that location. Mr. Rodney stated a representative of the perspective company was in the audience to informally address the Planning Commission.

Jim Collins, President of Ace Doran Hauling & Rigging, appeared before the Planning Commission. Mr. Collins referenced a presentation included in the Planning Commission materials packet. He provided a brief history of the company, its business activities, and its interest in the subject property. Mr. Collins expressed excitement about the prospect of moving his company to Evendale and thanked the Planning Commission for their time.

Mr. Schaewe asked if there were plans to modify the building exterior.

Mr. Collins responded in the negative. He noted any changes would be cosmetic, such as paint and signage.

Mr. Schaewe asked if drivers were independent contractors.

Mr. Collins responded in the affirmative, noting Ace Doran owns the hauling trailers but very few trucks.

Ms. Moore asked if use of the warehouse was for product or equipment.

Mr. Collins responded that the warehouse areas of the property would be used for office storage and storage of small vehicles, such as company pick-up trucks. He stated they have no intention of warehousing customer goods on-site, noting a separate site will be leased for those purposes.

Mr. Patterson requested a review of the Conditional Use process.

Mr. Rodney responded by providing a brief summary of the Conditional Use process, including deadlines, submittal materials, and notification requirements.

Mr. Collins stated the facility will be used as the company headquarters with little negative impact on the area.

Mr. Patterson continued the New Business portion of the agenda.

**New Business:**

1. PUBLIC HEARING: An Ordinance Amending Various Sections of Part Twelve, Title Four, of the Evendale Code of Ordinances, to Make Modifications and Correct Errors to the Evendale Zoning Code.

Motion by Ms. Moore was seconded by Ms. McDaniel to open the public hearing. There was no discussion. The motion passed by a 5-0 voice vote.

No member of the public addressed the Planning Commission.

Motion by Ms. Bennett was seconded by Ms. Moore to close the public hearing. There was no discussion. The motion passed by a 5-0 voice vote.

Mr. Rodney summarized the staff memo by providing a brief history and background of prior Planning Commission discussions regarding the various proposed amendments to the zoning code. He noted Planning Commission’s direction in bringing forward a list of housekeeping and other minor amendments that would improve the code. Mr. Rodney stated the proposed Ordinance proposes such amendments.

Mr. Schaewe requested more detail on the process for how the proposed Ordinance was drafted.

Mr. Rodney responded by noting that staff brought forward over 30 different possible amendments to the code language. Planning Commission requested they be subdivided into three categories: housekeeping, substantive but not controversial, and controversial. He noted the proposed Ordinance includes changes drawn from the list of both housekeeping and substantive but not controversial categories. No changes determined to be controversial are included.

Ms. Moore requested additional time to review the proposed Ordinance.

Ms. Moore asked if the Village should consider using the village newsletter as a form of public notice.

Mr. Rodney responded due to the inconsistent nature of its publishing, it would be a good resource for general information but not for an official public notice.

Mr. Rodney asked Mr. Jeffers to comment on the designation of certain roads in the Village as Main Roads.

Mr. Jeffers responded that Main Roads as designated in the zoning code were originally county roads that qualified for county funding, while Thoroughfares are so designated in the zoning code for additional landscaping requirements.

Ms. McDaniel stated concerns regarding the brightness and distractive nature of electronic changeable message signs.

Mr. Rodney responded that the Village restricts the amount of light and frequency of message changes on electronic signs, but does not regulate size or placement over and above the standard sign requirements.

Mr. Patterson requested the Planning Commission members contact Mr. Rodney directly with any questions regarding the proposed Ordinance.

No vote was taken regarding the proposed Ordinance. The item will appear on the agenda of the next scheduled Planning Commission meeting under Old Business.

Motion by Mr. Schaewe was seconded by Ms. McDaniel to adjourn the meeting. There was no discussion. The motion passed by a 5-0 voice vote.

The meeting adjourned at 6:52pm.

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 Andrew E. Rodney, Planning, Building, & Zoning Manager.