**VILLAGE OF EVENDALE**

**PLANNING COMMISSION**

Minutes from the September 15, 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, Catherine Bennett, and Arnie Schaewe. Supporting the EPC were Timothy Burke (Village Solicitor), James Jeffers (Service Director), David Elmer (Director of Administrative Services), and Andrew Rodney (Building, Planning, & Zoning Manager). Member Jannelle Moore was absent.

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

**OLD 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).

Motion by Ms. McDaniel was seconded by Ms. Bennett to open the public hearing. There was no discussion. The motion passed by a 4-0 voice vote.

Mr. Rodney requested the Planning Commission continue the public hearing to the next scheduled meeting. A representative of the property owner at 10270 St. Rita Lane contacted the Village to request additional time for review of the rezoning and its implications on the property.

No member of the public appeared to speak.

Motion by Ms. Bennett was seconded by Ms. McDaniel to continue the public hearing to the next scheduled meeting of the Planning Commission. There was no further discussion. The motion passed by a 4-0 voice vote.

**NEW Business:**

1. Case EDB20-15, PUBLIC HEARING: Conditional Use Application to establish a Professional Office – Stand Alone Use at 10765 Medallion Drive (Parcel ID# 611-0030-0237) in an IF-1, Industrial-Flex 1 zoning district.

 Motion by Ms. McDaniel was seconded by Ms. Bennet to open the public hearing. There was no discussion. The motion passed by a 4-0 voice vote.

 No member of the public appeared to speak.

 Motion by Mr. Schaewe was seconded by Ms. McDaniel to close the public hearing. There was no discussion. The most passed by a 4-0 voice vote.

 Jim Collins and Grant Booker, representing the Applicant, were sworn in by Mr. Burke.

Mr. Collins provided a brief summary of the proposed use of the property by his company, Ace Doran Hauling & Rigging. He introduced Mr. Booker as general counsel of the parent company, Bennet Companies. Mr. Collins noted the property will not be used as a trucking terminal, but rather administrative offices for the various back-office functions of Ace Doran. He stated some trailers will be stored on-site in the rear lot. Mr. Collins expressed a commitment to installing landscaping along the east side of the north lot to help screen the trailers from view along Medallion Drive. Noting his prior appearance before the Planning Commission, Mr. Collins ended his comments and invited questions.

Mr. Patterson asked if the primary use of the property would be for administrative, back-office functions.

Mr. Collins responded in the affirmative.

Ms. Bennett asked how often drivers will frequent the facility for training.

Mr. Collins responded that COVID-19 has eliminated on-site training for the short-term. He noted that remote training may be the predominant form of training in the future. Mr. Collins stated that if training were to occur on-site, it would most likely include no more than 3-5 trucks per week.

Ms. Bennett asked what other types of truck traffic could be expected.

Mr. Collins responded that 10-12 trailers would be stored in the rear lot. He noted these are specialized trailers for specific types of loads and may be taken from time-to-time for those purposes.

Mr. Booker noted that Ace Doran is an irregular route carrier, rather than a trucking terminal operator. He stated there is no central point where all truck traffic is concentrated.

Mr. Collins continued by explaining the difference between Ace Doran’s business and the business of running a trucking terminal.

Mr. Schaewe requested clarification of the number and location of the proposed trailer storage.

Mr. Collins approached the bench and referenced a diagram of the proposed parking included with the application, showing truck parking in the rear lot.

Ms. McDaniel requested clarification regarding ownership of the trailers.

Mr. Collins responded that the trailers are owned by Ace Doran, but will be used by truck owner-operators to haul freight as needed.

Ms. McDaniel asked where the trucks arriving for training will be stored.

Mr. Collins again referenced the site plan included with the application, showing the trucks arriving for training will be stored in the west parking lot. He noted that orientation typically begins at 8:00am on a Monday and concludes by 4:00pm the following Wednesday.

Ms. Bennett requested clarification on the proposed location of the screening landscaping.

Mr. Collins responded that screening landscaping would be planted along the east edge of the north parking lot. He also noted that additional canopy trees would be planted along the street frontage and west property line.

At Mr. Patterson’s request, Mr. Rodney summarized the Staff Report, referencing the recommended conditions of approval.

Mr. Patterson read the recommended conditions of approval into the record.

Motion by Ms. McDaniel was seconded by Mr. Schaewe to approve a conditional use for a Professional Office – Stand Alone use, subject to the following conditions:

Condition #1: No more than 12 trailers shall be stored outdoors on-site at any given time. Tractor-trailers belonging to owner-operators undergoing on-site training shall not count toward this maximum.

Condition #2: Outdoor storage of trailers shall occur only in the rear yard. Tractor-trailers belonging to owner-operators undergoing on-site training may be stored in any yard.

Condition #3: All parking and storage of trailers shall occur on a hard, paved surface.

Condition #4: Landscaping as submitted and approved by Planning Commission shall be installed prior to or concurrently with the issuance of an Occupancy Certificate by the Building Department.

 There was no further discussion. The motion passed by a 4-0 voice vote.

**INternal Business:**

1. Approval of the minutes from the regular meetings of July 28, 2020 and August 18, 2020.

Motion by Ms. McDaniel was seconded by Ms. Bennett to approve the July 28, 2020 meeting minutes, subject to corrections to Lines 68 and 79. There was no further discussion. The motion passed by a 4-0 voice vote.

Motion by Ms. Bennett was seconded by Mr. Schaewe to approve the minutes of the August 18, 2020 meeting as submitted. There was no discussion. The motion passed by a 4-0 voice vote.

1. Communications.

Mr. Rodney reported a potential request for a rezoning action involving the property at 9888 Reading Road from O-R, Office-Research to GC, General Commercial to facilitate occupancy by a hair salon. He noted the property was most recently rezoned to O-R, Office-Research in 2018.

Mr. Rodney reported that a lot consolidation plat for Silco at 10200 Reading Road may appear on the next scheduled meeting agenda.

Ms. McDaniel expressed concern regarding the condition of the hillside to the rear of the Sherwin-Williams store on Reading Road.

Mr. Rodney responded that establishing vegetation on a 2:1 graded slope is difficult. He recommended sending a letter to Sherwin-Williams expressing the Village’s concerns.

Mr. Schaewe asked if there was erosion.

Mr. Rodney responded there did not appear to be any active erosion of the hillside to date.

**NEW Business (Continued):**

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.

Mr. Patterson noted the Planning Commission’s prior review of the proposed amendments to the zoning code text. In reference to the submitted ordinance, he requested each section of the ordinance be reviewed individually.

Mr. Patterson requested comments on Section 1.

Mr. Jeffers noted that Evendale Commons Boulevard and Cunningham Drive should also be added to the list of Main Roads.

Mr. Patterson directed staff to add these two streets to the definition of Main Road as recommended.

Mr. Rodney stated he would amend the ordinance accordingly.

Mr. Patterson requested comments on Section 2. No comments were received.

Mr. Patterson requested comments on Section 3. No comments were received.

Mr. Patterson requested comments on Section 4. No comments were received.

Mr. Patterson requested comments on Section 5. No comments were received.

Mr. Patterson requested comments on Section 6. No comments were received.

Mr. Patterson requested comments on Section 7.

Ms. McDaniel requested clarification on the purpose of the language in Section 7.

Mr. Rodney responded it was to prevent windows on commercial buildings from being used exclusively for additional signage.

Mr. Patterson requested comments on Section 8. No comments were received.

Mr. Patterson requested comments on Section 9. No comments were received.

Mr. Patterson requested comments on Section 10.

Mr. Jeffers asked if the proposed language regulating decks would conflict the maximum two (2) accessory structure rule.

Mr. Rodney stated it would not.

Mr. Patterson stated the language seemed superfluous. He directed staff to eliminate the additional language regulating decks.

Mr. Rodney stated he would amend the ordinance accordingly.

Mr. Patterson requested comments on Section 11. No comments were received.

Mr. Patterson requested comments on Section 12.

Mr. Patterson noted extending the timeframe for temporary events to 30 days made sense.

Ms. Bennett asked who would be enforcing the regulation.

Mr. Rodney responded enforcement is his responsibility under the zoning code.

Mr. Patterson requested comments on Section 13.

Ms. Bennett noted an error in word usage to be corrected.

Mr. Rodney stated he would amend the ordinance accordingly.

Mr. Patterson requested comments on Section 14. No comments were received.

Motion by Ms. McDaniel was seconded by Ms. Bennett to recommend approval of the proposed zoning code text amendments as amended to Village Council. There was no further discussion. The motion passed by a 4-0 vote.

Motion by Ms. McDaniel was seconded by Ms. Bennett to adjourn the meeting. There was no discussion. The motion passed by a 4-0 voice vote.

The meeting adjourned at 6:55pm.

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, Building, Planning, & Zoning Manager.