

1 **VILLAGE OF EVENTDALE**
2 **PLANNING COMMISSION**

3 Minutes from the April 19, 2022 Planning Commission Meeting
4 Evendale Municipal Building, 10500 Reading Road
5

6 The Regular Meeting of the Evendale Planning Commission (EPC) was called to order
7 by Chairperson Chris Patterson at 6:00pm. In attendance were EPC members
8 Councilperson Beth McDaniel, Jannelle Moore, Kevin Gorsuch, and Arnie Schaewe.
9 Supporting the EPC were Timothy Burke (Law Director), James Jeffers (Service
10 Director) and David Elmer (Director of Administrative Services).
11

12 Those present recited The Pledge of Allegiance to the United States of America.
13

14 **NEW BUSINESS:**
15

16 Mr. Burke provided an update to the cases on the agenda stating that case EDB22-02
17 will not be heard due to the applicant having a medical emergency. Mr. Burke continued
18 by stating case EDB22-03 would not be heard due to legal issues and both cases will
19 move to the May meeting.
20

- 21 1. Case EDB22-01: PUBLIC HEARING: Zoning Map Amendment from IF-1(Industrial
22 Flex-1) and PF (Public Facilities) to PUD-ID (Innovation District PUD) for 75 +/- acres.

23 Mr. Elmer presented staff's PowerPoint discussing the history of the site and
24 timeline for development of Areohub.
25

26 Mr. Patterson asked Mr. Burke to explain what the differences are if the property
27 should be rezoned. Mr. Burke explained the legal ramifications to the existing uses
28 if the zoning map amendment was approved.
29

30 Mr. Patterson called for a motion to open the public hearing. Mrs. McDaniel made
31 a motion to open the public hearing and Mr. Schaewe seconded.
32

33 Mrs. Anglia Frith introduced herself as the President of St. Rita School for the Deaf.
34 Mrs. Frith gave a brief introduction about the school, discussed the history of the
35 school and their relationship with the Archdiocese as the owners of the land. Mr.
36 Patterson asked if they were comfortable with the zone change. Mrs. Frith stated
37 they are in support. Mr. Burke asked if the school notified the Archdiocese of the
38 zoning change case. Mrs. Frith stated she did send them an email. A short
39 discussion followed regarding the legal notification that were sent and the Villages
40 relationship with the Archdiocese.
41

42 Mr. Jeffrey Forbes introduced himself as an attorney with Wood & Lamping and
43 stated he was legal counsel for Landmark Church. Mr. Forbes stated the church
44 did not request the zone change and was not in support of the zone change citing
45 the limitation that will be put on the church as a nonconforming use. Mr. Forbs

46 continued stating the church did not receive notice of the public hearing. Mr.
47 Forbes summarized by stating they would like the board to recommend denial, but
48 if the zone change was approved Landmark would like conditions that would
49 preserve their right to expand in the future.

50
51 Mr. Patterson asked if the board had any questions of the speakers.

52
53 Mrs. Moore asked why the Archbishop was not in favor of the zone change. Mr.
54 Elmer explained that the comment came from Mrs. Frith and the details were not
55 given. Mr. Elmer continued by explaining other Zoning Map Amendment requests
56 that were approved by the Planning Commission.

57
58 Mr. Schaewe asked for clarification on Landmark's future growth plan. Mr. Forbes
59 responded stating the Church has begun the planning process and have discussed
60 ideals with various developers. A short discussion followed regarding expansion
61 plans that were included as part of the Areohub master plan and the impact that a
62 nonconforming use label would impact Landmark Church. Mr. Forbes stated his
63 client would like the Village to preserve Landmark's right to expand in the future.

64
65 Mr. Patterson called for a motion to close the public hearing. Mr. Gorsuch made a
66 motion to close the public hearing. Mr. Schaewe seconded.

67
68 Mr. Patterson began the board discussion by recommending to table the case to
69 the next month, to give both the Archdiocese and Landmark an opportunity to
70 discuss the case internally and have representation at the next meeting. A short
71 discussion followed regarding the recommendation. Mr. Burke reminded the board
72 that if they were to continue the case they would have to reopen the public hearing.

73
74 Motion by Mrs. Moore was seconded by Mrs. McDaniel to reopen the public
75 hearing and continue the case to the next meeting. There was no further
76 discussion. The motion passed by a 5-0 voice vote.

77
78 **OLD BUSINESS:**

79
80 1. Review of the Acres Landscape Plan.

81 Mr. Elmer discussed the history of the Acres Golf Center (Formerly Etters)
82 providing a brief summary of the approvals and explained why the board was
83 asked to review the Landscape Plan. Mr. Elmer presented the submitted site plan
84 and discussed the condition of the golf center today.

85
86 The Board discussed the progress of the renovation and landscape plan. The
87 board asked questions about what the plan represented. Mr. Elmer provided an
88 explanation of the plan and oriented the board member to what was being
89 proposed.

90

91 A short discussion followed with specific focus on if a barrier would be provided
92 between the putt-putt area and parking lot. The Board did not feel the proposed
93 Boxwood plant material would be sufficient.

94
95 Mr. Patterson suggested the Planning Commission approve the plan subject to
96 staff's review and approval of the modifications made by the board members.

97
98 Motion by Mr. Schaewe as seconded by Mrs. McDaniel to approve the submitted
99 Landscape Plan subject to revisions that shall be reviewed and approved by staff.
100 There was no further discussion. The motion passed by a 5-0 voice vote.

101
102 2. Boyd Brothers Conditional Use approval review

103 Mr. Patterson asked staff how much time staff would need to prep and be ready
104 for next month's case. Mr. Burke stated a one-and-a-half-hour meeting should be
105 sufficient to prepare for the meeting. The board discussed their availability for the
106 next meeting. A short discussion followed regarding the process for the quasi
107 jurisdictional process.

108
109 The Board set a Special Planning Commission meeting for May 4, 2022 to hold
110 the Boyd Trucking conditional case hearing.

111
112 **INTERNAL BUSINESS:**

113
114 No other business came before the Commission.

115 A Motion was made by Mr. Schaewe, seconded by Mrs. McDaniel, to adjourn the meeting.
116 There was no discussion. The motion passed unanimously

117 The meeting adjourned at 8:25 PM.

118 Minutes reviewed and approved by:

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120 _____
121 Chris Patterson
122 Chairman, Evendale Planning Commission

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124 _____
125 Jannelle Moore
126 Secretary, Evendale Planning Commission

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130 Minutes as prepared by Mark Elma, Building, Planning, & Zoning Manager.