**VILLAGE OF EVENDALE**

**PLANNING COMMISSION MEETING MINUTES**

**OCTOBER 15, 2019**

**EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chairman Chris Patterson at 6:00 pm on October 15, 2019. Attending were EPC members Catherine Bennett, Beth McDaniel, Jannelle Moore, and John Richey. Supporting the EPC were Ralph Terbrueggen (EPC Staff), Patrick Quinn (EPC Staff), Kathy Ryan (representing the Village Solicitor) and Andrew Rodney (Building, Planning, & Zoning Manager).

Those present recited The Pledge of Allegiance.

**Old Business:**

1. PUBLIC HEARING: Conditional Use Permit for Outdoor Storage/Outdoor Display at 10400 Evendale Drive in an Industrial Truck Center zoning district. Applicant – Kevin Koch, Smart Building Supply (SBS). **Continued from September 17, 2019.**

Mr. Patterson delayed the Public Hearing for five minutes to allow the Applicant an opportunity to appear. The Applicant did not appear for the Public Hearing.

Mr. Patterson summarized the options before the EPC, which included abiding by the existing approved plan for landscaping and ornamental fencing or an alternative plan presented by the Applicant which included a black, vinyl-coated chain-link fence and landscaping.

Mr. Rodney reported on conversations with the Applicant that had occurred since the September 17, 2019 meeting. He noted a willingness on the part of Staff to work with the Applicant to find a middle-ground design which could be acceptable to the EPC. No progress of significance occurred prior to the meeting. No alternative plan was submitted by the Applicant.

Mr. Patterson questioned Ms. Ryan if the EPC decision could be further delayed.

Ms. Ryan recommended the EPC rule on the request if that is desire of the Commission.

Ms. Moore asked if EPC must act in this instance.

Ms. Ryan responded in the affirmative, noting the matter cannot be perpetually delayed but stated no harm would occur if a decision were made today or tabled to the next scheduled meeting date.

Mr. Patterson expressed his belief that the time had come to decide the matter given the time and effort already invested.

Mr. Patterson recommended the request for a black, vinyl-coated chain-link fence be denied. For the sake of clarity, he further requested the minutes reflect the Applicant agreed to complete the project as originally approved in January 2017.

Mr. Terbrueggen asked if the Applicant’s business went dormant during the winter months. No member of the EPC indicated knowledge of the business’s winter operations.

Ms. Ryan noted that in its decision to deny the request, the EPC is deferring back to the original approval of January 2017 to the extent it remains valid.

Motion by Mr. Richey seconded by Ms. Moore to deny the request to substitute a black, vinyl-coated chain-link fence for an ornamental fence. There was no further discussion. The motion passed by a 5-0 vote.

**Internal Business:**

1. Approval of the minutes for the September 5 and September 17, 2019 meetings.

Mr. Patterson requested the minutes of the September 17, 2019 meeting be amended to reflect the choices given the Applicant to move forward with the proposed project at 10400 Evendale Drive.

Ms. Moore requested a correction to her name in Line 10 of the September 17, 2019 minutes.

Pending these corrections, EPC delayed adoption of the minutes until the next scheduled meeting.

Mr. Rodney invited the members of the EPC to attend the 2019 Miami Valley Planning & Zoning Workshop in Dayton, Ohio on Friday, December 6, 2019.

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

The meeting adjourned at 6:15pm.

Minutes reviewed and approved by:

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Chris Patterson

Chairman, Evendale Planning Commission

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John Richey

Secretary, Evendale Planning Commission

Minutes as prepared by Andrew E. Rodney, AICP, Building, Planning, & Zoning Manager.