**VILLAGE OF EVENDALE**

**PLANNING COMMISSION**

Minutes from the November 19, 2019 Regular Meeting

Evendale Municipal Building, 10500 Reading Rd. Evendale, Ohio

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chairman Chris Patterson at 6:00pm on November 19, 2019. Attending were EPC members Catherine Bennett, Beth McDaniel, and Jannelle Moore. Member John Richey was absent. 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:**

There was no Old Business to discuss.

**New Business:**

1. Site Plan Review: Exterior Building Modifications at 10425 Reading Road.
	1. Applicant – Irwing Gama, Sevan Multi-Site.
	2. Owner – Carrols Restaurant Group, Inc. dba Burger King.
	3. Zoning – OR, Office/Research.

Corey Morris of Sevan Multi-Site appeared before the EPC to represent the Applicant and Owner. Mr. Morris summarized the extent of the project, noting the proposed exterior materials and architecture. He stated exterior site work would be minimal, primarily to comply with requirements of the Americans with Disabilities Act (ADA). The interior will also be updated, along with ADA-compliant restrooms.

Mr. Rodney summarized the Staff Report recommendation to approve the application with the following conditions:

1. The rear of the parapet wall shall be painted the same color as the primary building body.
2. All roof-mounted mechanical equipment shall be screened to the extent practicable.

Ms. McDaniel stated her approval of the exterior design.

Ms. Bennett asked about the project timeline.

Mr. Morris responded the project will commence in Spring 2020 and finish in 3-4 months.

Motion by Ms. Moore and second by Ms. McDaniel to approve the application with the recommended conditions. There was no further discussion. The motion passed by a 4-0 vote.

1. Site Plan Review: Parking Lot Expansion at 2863 E. Sharon Road.
	1. Applicant – Anthony Greene, Bayer Becker.
	2. Owner – SSP Sharon Road, LLC dba Enable Injections, Inc.
	3. Zoning – IF-1, Industrial Flex-1.

Robert Garlock of Bayer Becker appeared before the EPC to represent the Applicant. Mr. Garlock voiced agreement with Condition #1 as recommended in the Staff Report which stated:

1. No parking spaces shall directly adjoin the shared access road. Access to all parking spaces shall be provided solely via internal parking lot aisle(s).

Mr. Garlock stated the proposed parking concept had been updated to reflect this condition, noting the loss of only one (1) space over the original proposal.

Robert Rutherford of Enable Injections, Inc. appeared before the EPC to represent the Owner. Mr. Rutherford stated some landscaping had already been removed to accommodate the project, but also due to disease and death of some trees and shrubs. The plan would be to incorporate new landscaping once construction of the proposed parking lot and future new buildings on the Enable Injections campus was complete.

Mr. Quinn asked for a project timeline.

Mr. Rutherford stated the entirety of the construction activity would be approximately two (2) years.

Mr. Rutherford noted the future transition of all exterior building lighting from metal halide to LED.

Mr. Patterson requested clarification on the location of the proposed parking lot and whether there would be a hard curb along the shared access drive.

Mr. Garlock responded the proposed new parking lot is only along the east side of the building and a hard curb would be located along the shared access drive. He also noted the primary access to the new parking area would be via a driveway at the southeast corner of the lot.

Mr. Rutherford reported on an existing parking easement with Sharon Road Properties LLC to build the proposed parking lot on their property, as well as on-going negotiations with Imbus Enterprises Limited Partnership to secure an access easement along the shared access drive.

Mr. Garlock confirmed that existing on-site stormwater facilities would be sufficient to accommodate the proposed parking area. He also stated bumper blocks would be used to prevent pull through traffic.

Motion by Ms. McDaniel and second by Ms. Moore to approve the application with the following conditions as listed in the Staff Report:

1. No parking spaces shall directly adjoin the shared access road. Access to all parking spaces shall be provided solely via internal parking lot aisle(s).
2. Landscaping shall be restored in general conformance with the Landscape Master Plan approved in 2000 and Chapter 1260 of the Evendale Zoning Code.
3. Any proposed lighting shall be full cut-off, down-directed and mounted in accordance with Chapter 1266 of the Evendale Zoning Code.
4. No permit shall be issued for the project until a purchase agreement, lease agreement, easement, or other legal instruments with the adjacent property owners are recorded with Hamilton County for the construction of and access to the proposed parking lot.

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

**Internal Business:**

1. Approval of the minutes for the Special Meeting on September 5, 2019, and the Regular Meetings on September 17, 2019 and October 15, 2019.

Ms. Bennett recused herself from voting on the September 5, 2019 minutes.

Motion by Ms. McDaniel and second by Ms. Moore to approve the minutes of the September 5, 2019 Special Meeting. There was no discussion. The motion passed by a 3-0 vote.

Motion by Ms. Bennett and second by Ms. McDaniel to approve the minutes of the September 17, 2019 Regular Meeting. There was no discussion. The motion passed by a 4-0 vote.

Motion by Ms. Bennett and second by Ms. Moore to approve the minutes of the October 15, 2019 Regular Meeting. There was no discussion. The motion passed by a 4-0 vote.

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

The meeting adjourned at 6:25pm.

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.