

**VILLAGE OF EVENDALE
PLANNING COMMISSION MEETING MINUTES
June 21, 2016
EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 6:04 pm on June 21, 2016. Attending were EPC members Jan Moore, John Richey, Beth McDaniel and Chris Patterson. Supporting the EPC were James Dobrozsi (Architectural Review Board Member), David Elmer (Assistant to the Mayor), James Jeffers (Village Engineer), Pam Morin (Building Department Clerk), Kathy Ryan (Legal Advisor), and Ralph Terbrueggen (Landscape Architect).

Public Hearing:

- 1) Public Hearing Re: Village of Evendale Zoning Code section 1258.02 pertaining to off street parking and signage.

None Attended

New Business:

- 1) South Reading Rd. Zoning Study

Discussion:

Elizabeth Fields – McBride, Dale, Clarion Consultants. Currently zoned GC (General Commercial). Open House held to get input from residents, 15-20 attended, received feedback. Concern was to keep the Master Plan vision. Flyer was sent to commercial property owners.

Ben Yoder – Font, Brown, Todd and Ed Hoseus representing the Evendale Strip Center.

Item tabled until July meeting to collect additional comments from commercial property owners.

- 2) Village of Evendale, 10500 Reading Rd. Consideration of a text amendment to the Village of Evendale Zoning Code section 1258.02 pertaining to off street parking and signage.

Discussion:

None Attended public hearing

Motion to accept amendment by John Richey

Second by Beth McDaniel

Unanimously approved.

- 3) Lifestyles Properties (Watson's) proposed expansion, 2721 East Sharon Rd.

Discussed by Lifestyles reps. Erik Mueller and Chris DeForest. Expansion to include increased retail space, new façade and additional parking.

EPC Discussion:

Kathy Ryan - Amendments to ordinances are required

David Elmer – Amendments to PUD are required for parking, or a variance will be required.

Landscape Buffer is not provided. (Watson's is working with a Landscape Architect)

James Dobrozsi – Doesn't like use of metal siding, possibly could more stone or wood.

Ralph Terbruggen – Would prefer the Pool and Patio to be screened.

James Jeffers – Need to repeal ordinance #06-23, whereby a building was proposed for the Planned Business Development area, but was never constructed.

- 4) Evendale Commons, Cunningham Drive
Millcreek Watershed Council request for a proposed lot split

Discussion by David Elmer and James Jeffers

Motion to accept lot split by John Richey

Second by Beth McDaniel

Unanimously approved.

- 5) Lot Split/Replat for Public Park – Evendale Commons Drive. Design review – pre-application conference.

Discussion:

David Elmer

Internal Business:

- 1) Consideration of a possible text amendment to the Village of Evendale Zoning Code pertaining to Mobile Food Service.

Discussion:

General discussion of the board resulted in having Kathy revise the amendment to reflect No Hours of Operation restriction, No Lighting required, Signage

Kathy will make changes to reflect comments.

- 2) AeroHub Status – Next Steps – Discussion regarding next steps for PUD.

Discussion David Elmer

- 3) Approval of the minutes for the May 17, 2016 meeting.

Motion to approve the minutes by Jan Moore and seconded by Beth McDaniel.

- 4) Discussion of Gas Pipeline, route, installation, right of way etc. by James Jeffers.

Adjournment:

The meeting was adjourned at 8:04 pm.

Chris Patterson
Chairperson, Evendale Planning Commission

Attest: John Richey
Secretary, Evendale Planning Commission