

**VILLAGE OF EVENDALE
PLANNING COMMISSION MEETING MINUTES
NOVEMBER 20, 2018
EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 6:00 pm on November 20, 2018. Attending were EPC members Chris Patterson, John Richey, Catherine Bennett and Beth McDaniel. Supporting the EPC were David Elmer (Assistant to the Mayor), Pam Morin (Building Department Clerk), James Jeffers (Village Engineer), Patrick Quinn (Architectural Review Board) and Ralph Terbruggen (Landscape Architect).

Public Hearing:

1. Village of Evendale, 10500 Reading Road
Review of proposed text amendment to the Evendale Commons Planned Business Development Regulations pertaining to manufacturing.

Motion to open Public Hearing by John Richey, seconded by Beth McDaniel, unanimously carried.

No Public Input

Motion to close Public Hearing by John Richey, seconded by Beth McDaniel, unanimously carried.

New Business:

1. Village of Evendale, 10500 Reading Road
Review of proposed text amendment to the Evendale Commons Planned Business Development Regulations pertaining to manufacturing and advanced manufacturing

Motion to Amend Evendale Commons PUD to allow manufacturing as a conditional use in Zone D-4 only by John Richey, seconded by Beth McDaniel, unanimously carried.

2. Gold Star Chili, 3000 Glendale-Milford Rd
Review of aesthetic changes and sign change

Request is beyond the scope of the Evendale Planning Commission, passed on to Building Dept.

3. The Modal Shop, AeroHub Boulevard
Preliminary Review of development plan and new building

Discussion by Matt Patterson (CCC) and John Westheimer (CCC).
Preliminary review of development plan and building

1. Village of Evendale, 10500 Glendale-Milford Rd.
Review of AeroHub development record plat

Discussion by James Jeffers, Chris Patterson and David Elmer

Plat layout is acceptable subject to possible changes.

Motion to accept Vacation Plat by Beth McDaniel, seconded by John Richey

Motion to accept Subdivision by Catherine Bennett, seconded by John Richey

Old Business:

1. Sherwin Williams, 10260 Reading Rd. discussion by Rick Rohlfing (BFA Engineering)
Final plan review of modification to existing carried plan

Geotech Report says hill should hold per James Jeffers.

Landscaping - Ralph Terbrueggen suggested trees should be relocated off of the slope and planted at the top of the hill.

Motion to approve modification by Beth McDaniel, seconded by John Richey, unanimously carried.

2. Approval of minutes of the July 17, 2018 meeting
Motion to approve by Beth McDaniel, seconded by John Richey, unanimously carried.

Motion to Adjourn by Beth McDaniel, seconded by John Richey, unanimously carried.

Chris Patterson
Chairperson, Evendale Planning Commission

John Richey
Secretary, Evendale Planning Commission

