

**VILLAGE OF EVENDALE
PLANNING COMMISSION MEETING MINUTES
MARCH 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 March 20, 2018. Attending were EPC members Chris Patterson, John Richey, Jannelle Moore and Beth McDaniel. Supporting the EPC were David Elmer (Assistant to the Mayor), Pam Morin (Building Department Clerk), Patrick Quinn (Architectural Review Board) and Ralph Terbruggen (Landscape Architect).

New Business:

1. National Pallet Realty LLC, 10725 Evendale Drive
Concept Review of Outdoor Storage
 - a. Accessory vs. Principle Use determination

Discussion by Ben McNab (C&W), John Richey, Jannelle Moore, David Elmer and Chris Patterson.

2. White Castle Bakery, 3126 Exon Avenue
Preliminary/Final Plan Review of Exterior Mechanical Systems

Discussion by Dan Boger (White Castle) and David Elmer

Motion to accept Final Plan by Jannelle Moore, seconded by Beth McDaniel, unanimously carried.

3. Greg McSwain, 10311 Evendale Drive
Preliminary Review of New Buildings

Discussion by David Elmer and Ralph Terbruggen

4. Evendale Commons, Evendale Commons Drive
D-9 Summary/Concept Review of proposed expansion of pre-approved building
 - a. Expansion would involve 2 different zoning districts requiring potential lot split, lot consolidation and rezoning

Discussion by Mike Ricke (Anchor Properties), David Elmer and Chris Patterson

5. Village of Evendale, 10500 Reading Road
Concept review only - Text Amendment to permit indoor recreation in the IF2 District
 - a. Proposed conversion of existing warehouse located at 2881 Sharon Rd. to an indoor recreation facility

Discussion by David Elmer, Beth McDaniel, Chris Patterson and Jannelle Moore

Internal Business:

1. Approval of the minutes of the February 20, 2018 and March 5, 2018 meetings.
Motion to approve by Beth McDaniel, seconded by Jannelle Moore, unanimously approved.
2. Motion to adjourn by, Jannelle Moore, seconded by John Richey, passed unanimously.
The meeting was adjourned at 7:20 pm.

Chris Patterson
Chairperson, Evendale Planning Commission

Attest: John Richey
Secretary, Evendale Planning Commission