## **VILLAGE OF EVENDALE**

## **PLANNING COMMISSION MEETING MINUTES**

## **SEPTEMBER 15, 2015**

## **EVENDALE MUNICIPAL BUILDING**

The regularly scheduled meeting of the Evendale Planning Commission (EPC) was called to order by Chair Chris Patterson at 6:00PM on September 15, 2015. Attending were EPC members Jan Moore, Chris Patterson, and John Richey. Supporting the EPC were Catherine Hartman (previous EPC Member), 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. **Village of Evendale, 10500 Reading Road**

**Consideration of a proposed amendment to the Evendale Zoning Map for (no address) Makro Drive, Hamilton County Auditor Parcel Identification #611-0030-0208, rezoning it from Heavy Commercial (HC) to Industrial Flex – 2 (IF-2)**

There were no public comments. The hearing was closed on a motion by John Richey, second by Jan Moore, and 3-0 vote.

**New Business:**

1. **Village of Evendale, 10500 Reading Road**

**Consideration of a proposed amendment to the Evendale Zoning Map for (no address) Makro Drive, Hamilton County Auditor Parcel Identification #611-0030-0208, rezoning it from Heavy Commercial (HC) to Industrial Flex – 2 (IF-2)**

No discussion. John Richey made a motion to approve the amendment, Jan Moore seconded, and the motion passed 3-0.

1. **Update of the text amendment of the Property Maintenance Code.**

David Elmer provided an update in Mark Ferguson’s absence. The current code was revised in 2010 and reviewed in 2014. The committee has held two meetings. They are using the International Property Code and Colerain’s Property Maintenance Code as guidelines. They expect to review a proposed revision with the EPC in October. They are also considering adding a code to cover rental property; this will be a later review with the EPC if pursued.

1. **Review Greg Dale service proposal for assistance with 1. S. Reading Rd. Zone Study 2.**

David shared Greg Dale’s proposal for public engagement in the South Reading Road zoning options. Mr. Dale recommended:

* Stakeholder interviews with district property owners and adjacent residents.
* City Leadership interviews with Village Council and Evendale Planning Commission.
* Public Meeting – will likely include a short presentation on history of the district and the comprehensive plan to set up a discussion focused on the desired future of the district.

The EPC provided the following input:

* Conduct City Leadership interviews before stakeholder interviews.
* Include Community Improvement Corporation in leadership interviews.
* Use existing leadership meetings to extent possible.

David expects the interviews will begin in late October or November, with an anticipated Public Hearing at the January EPC meeting.

**Internal Business:**

1. **Other Items**
   * John Richey inquired about plans to address the flood plain along the Mill Creek as it hinders development in that area. James Jeffers said this has been reviewed before and cost was found to be prohibitive. As such, there are no plans for any changes.
   * Jan Moore asked if the EPC was interested in doing a field trip to learn about mixed use developments. This was previously discussed and agreed during the January 2015 Greg Dale training session. David Elmer suggested visiting Mariemont, Hyde Park and Clayton (a community north of Dayton). Catherine Hartman noted that such development could be relevant to the AeroHub project. The group agreed we should plan to do a field trip with a knowledgeable resource, e.g. Greg Dale, in early 2016.
2. **Approval of Minutes**

John Richey moved to approve the minutes from the August 18, 2015 meeting. Jan Moore seconded, and the motion passed 3-0.

**Adjournment**

The meeting was adjourned at 7:15 pm.

The next regular meeting is scheduled for Tuesday, October 20, 2015 at 6:00 PM.

Chris Patterson

Chairperson, Evendale Planning Commission

Attest: Jan Moore

Secretary, Evendale Planning Commission