

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 10148

MARCH 13

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Held

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The March 13, 2013 meeting of the Union Township Zoning Commission was called to order at 7:00 PM by Chairman Don Grove, with an invitation to the Pledge of Allegiance. Also in attendance were members Eric Louis, Carol Pelfrey, Joseph Rennekamp and Bill Shannon. Cory Wm. Wright, Assistant Township Administrator and Planning & Zoning Director, represented the Planning & Zoning Department. First order of business was the selection of officers. Mr. Grove was returned as Chairman for 2013 and Mr. Rennekamp was chosen as Vice Chairman, both by the affirmative vote of their fellow commissioners. The minutes of the May 9, 2012 meeting were duly approved as distributed, with Mr. Shannon abstaining. Case #1-13-Z was heard.

Mr. Wright introduced the request to rezone property at 4351 Mt. Carmel-Tobasco Road from R-2 Single Family Residential to Planned Development to accommodate a combined office/contractor/trade service use to establish a landscaping business and accessory garage with no outdoor material or equipment storage, filed by David and Angella Friedman. This property is undeveloped, formerly part of a group of tracts in common ownership having been foreclosed, and under contract to the applicants. The Friedmans seek to relocate their current business and develop this property to include office/garage structure, access drive, landscaping, screening, buffering, and parking. No outside storage or retail is included in this proposal. The Clermont County Planning Commission voted to recommend of the zone change at their February 27, 2013 meeting, asking that all agency comments be met. The Union Township Fire Department had no objections to the plan as submitted. Staff determined that the proposed zone change is consistent with the goals of the comprehensive Land Use Plan 20/20. An additional 10 feet of right-of-way should be dedicated along the frontage. While the plan maintains roughly 75% of the acreage unused and in its natural state, staff recommends that the western portion of the property be designated a "no clearing zone," aside from routine maintenance and removal of nuisance or dead vegetation. It is understood that standard pick-up trucks will be parked on the property. However, no large scale or commercial dump-style trucks should be parked outdoors, nor should any material storage be permitted outdoors. Notation should be made stipulating installation of sidewalk along the public frontage should such a project be advanced in future. Signage should be limited to monument style no taller than 12 foot measured from grade.

Angella and David Friedman appeared on behalf of the application, explaining that they have maintained their business in Anderson Township since the 1980's with primarily aesthetic work. Ms. Friedman explained that as a smaller business with a niche clientele, they only have a handful of support persons. They anticipate a neat, tidy project to showcase their operation.

Krista Hoskins, 3910 Randolph Lane, Cincinnati, Ohio, asked about the impact to the property to the north, owned by her in-laws as they may wish to remove the nonconforming trailer and build a house someday. The applicant explained it was planned to sit about 160 feet from the edge of pavement and will include a berm with evergreens and predominately turf and rain garden to the northwest. The plan was exhibited.

Mr. Louis asked about the plans for the 300-500 feet at the western end of the lot. Ms. Friedman did not have plans to develop that portion of the property. Mr. Rennekamp asked for detail regarding the northern boundary. Ms. Friedman said they wished to maintain the two existing trees and any vegetation worth keeping, with most of the front area in turf. They plan no further installation as their use is to the rear of the existing trailer next door and they wish to maintain adequate sight distance. Mr. Louis stated that he found the plans satisfactory. Mr. Grove and Mr. Louis felt it was a nice fit for that spot. Mr. Louis brought up the "no clearing" limitation for the western area.

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UNION TOWNSHIP ZONING COMMISSION

Minutes of

Meeting

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Mr. Louis moved in Case 1-13-Z, 4351 Mt. Carmel-Tobasco Road, David and Angella Friedman that the Zoning Commission finds the submitted PD Application and zone change request is consistent with the Union Township Comprehensive Land Use Plan 20/20 and the plan does meet the Planned Development Application and District requirements of the zoning resolution for a PD Formal Plan. Therefore, this Commission recommends the zone change and PD plan be approved contingent upon adherence to the noted modifications as specified in this motion. All required supplemental information and plan modifications must be completed and submitted to the Planning Director no later than one week prior to the Trustees hearing of this case. The modifications are listed as follows: 1. That the applicant addresses the concerns of the Clermont County Engineers Office, Clermont County Water and Sewer District and Union Township Fire Department during the final development approval; 2. Monument style signage, constructed to a height of no more than 12 feet from finished grade shall be required standard for all new/replacement on-premise signage installed on the subject property; 3. The applicant dedicate an additional 10 feet of right-of-way along Mt. Carmel-Tobasco Road for public use and acknowledgement. Such right-of-way dedication shall be completed prior to final development plan approval; 4. The applicant shall provide a note on the plans stipulating to the installation of a sidewalk along the roadway frontage if such a project is advanced at a later date yet to be determined; 5. Outdoor storage of machinery, equipment or bulk materials of any type shall be prohibited on the subject property; 6. The plans include notes designating the rear of the lot, the western portion, as a no-clearing zone, aside from routine maintenance and removal of nuisance underbrush and dead vegetation. Mr. Rennekamp seconded the motion.

ROLL CALL: Mr. Louis, aye; Mr. Rennekamp, aye; Mr. Shannon, aye; Ms. Pelfrey, aye; Mr. Grove, aye.

The Board of Trustees will hear this matter at their regular meeting on April 11, 2013.

Mr. Grove asked Mr. Wright about the state of abandoned homes in the area. Mr. Wright explained that the Board of Trustees has a nuisance abatement program that has been in place since 2008 and countless problem properties have ben abated in that time. As nuisances are reported to the department regarding high grass or unsecured buildings, there is a statutory process required by state law that is put into motion, as the township has no maintenance code. Staff relies on the citizens to bring instances of high grass or unsecured structures to our attention. The inspector has worked diligently in investigating and contacting the parties ultimately responsible and getting these issues resolved without the township having to enter the properties.

With no further business to come before the Commission, the meeting was adjourned ath 7:27 PM.

Approved by:



Don Grove, Chairman