

RECORD OF PROCEEDINGS

DAYTON LEGAL BLANK, INC., FORM NO. 10148

NOVEMBER 13 2013

Held

The November 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 Vice Chairman Joseph Rennekamp, and members Eric Louis, Bill Shannon, and Carol Pelfrey. Cory Wm. Wright, Assistant Township Administrator and Planning & Zoning Director, represented the Planning & Zoning Department. The minutes of the July 10, 2013 meeting were duly approved as distributed, with Ms. Pelfrey abstaining. Case #5-13-Z was heard.

Mr. Wright described the application filed by AAA-Allied Group for rezoning in Case #5-13-Z from R-1 to PD for 4016 Hamblen Drive, a .412 acre parcel. This proposed parking lot use lies adjacent to a parking lot belonging to Beechmont Racquet Club, one parcel away from Bob Sumerel Auto Service/AAA to be used for their employee and overflow customer parking. Since a recent expansion, that location has seen much growth and this project is very much needed. Landscaping and storm water are described. Clermont County Planning Commission unanimously recommended approval and the Union Township Fire Department saw no issues with the plan. Curbing and a modest amount of security lighting is included. The applicant is amenable to a future access easement through their lot should redevelopment of the existing Olive Garden parcel next door come about to allow signalized cross access to Hamblen and SR 125.

Mr. Grove thought the plan was well designed. Mr. Louis asked about the lighting. Mr. Wright stated that typical poles with shielded dark-sky compliant lighting would be approximately 25 feet in height, and the submitted light study shows no spillover a the lot line and would be aided by the landscaped buffer and topography. Mr. Wright confirmed for Mr. Louis that the sidewalk would be extended all the way to the Bob Sumerel lot. Mr. Rennekamp asked about the intervening lot, which contains an auxiliary parking lot owned by Beechmont Racquet Club.

With no further testimony, Mr. Louis moved that in Case 5-13-Z, AAA-Allied Group, Inc., 4016 Hamblen Drive, the Zoning Commission finds that the submitted PD application and zone change request is consistent with the Land Use 20/20 Plan and does meet the Planned Development Application and District requirements of a PD Conceptual Formal Plan. Therefore this commission recommends the 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. Modifications are as follows, as reiterated from the staff report: 1. That the applicant addresses the concerns of the Clermont County Engineer's Office, Clermont County Water and Sewer District, and the Union Township Fire Department during final development approval stage. 2. Monument style signage, constructed to a height of no more than four feet from grade due to lack of structure or other uses, should be the only signage authorized on the subject property. 3. Full modification cross access easement recordation in favor of PIN 413216A093. should be completed during the final development plan review and permitting process. [Referenced Parcel Number corrected per Mr. Louis' request to 413216A042., N and D Restaurants, Inc. containing Olive Garden Restaurant]. Mr. Rennekamp seconded the motion.

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

The docket concluded, Mr. Grove commented on the improvement in the Toys-R-Us lot, as the overgrown and ill-maintained lot had been particularly unsightly of late. Similar concern was expressed regarding the former Frisch's location in Mt. Carmel.

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**UNION TOWNSHIP ZONING COMMISSION**

Minutes of

Meeting

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Held \_\_\_\_\_ **NOVEMBER 13** 20**13**

With no further business to come before the Zoning Commission, the meeting was declared adjourned at 7:13 PM.

Approved by:



Don Grove, Chairman