

COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting Minutes
Tuesday, June 19, 2018 - 6:00 p.m.

Colerain Township Government Complex
4200 Springdale Road - Cincinnati, OH 45251

Meeting called to order.

The Pledge of Allegiance was led by Mr. Westfall.

Roll Call: Mr. Fehring – aye, Mr. Grote - aye, Mrs. Smith – aye, Mr. Taylor – absent, and Mr. Westfall – aye.

Alternate member Mr. Pace was seated to fill in for Mr. Taylor.

Also present were staff members Marty Kohler and Jesse Urbancsik.

Approval of Minutes:

Mr. Grote made a Motion to approve the April 17, 2018 Meeting Minutes and Mrs. Smith seconded the Motion.

Roll Call: Mr. Fehring – aye, Mr. Grote - aye, Mrs. Smith – aye, Mr. Pace – aye, and Mr. Westfall – aye.

Public Address: None.

Final Development Plan:

ZA1988-8 Colerain Towne Center – Parcel 4
AutoZone Store No. 4959
10164 Colerain Avenue

Mr. Kohler presented the case to the Commission. Phillip Gambrell, PE with Prism Engineering has submitted an application on behalf of AutoZone, Inc. for a Final Development Plan. The proposal is to construct a new 6,000 square foot retail auto parts store with 30 parking spaces on a 1.959 acre out-lot of the Colerain Towne Center located on the east side of Colerain Avenue north of I-275 and south of Struble Road.

The development includes landscaping, exterior lighting, and a freestanding sign. Vehicle access is proposed from the east side of the property adjacent to Dick's Sporting Goods. The majority of the development is on the south end of the lot with the north end proposed to be left in grass. Street visibility from Colerain Ave. is difficult at the north end of the site unless the development was multi-floors. Because of the elevation change, only the roof of the proposed building will be visible to southbound traffic on Colerain Ave.

Staff Recommendation is that the proposed final development plan be approved subject to the following conditions and variances.

Conditions:

1. The maximum height for the light poles is 24 feet per section 12.9.4(A).
2. More information is needed regarding the exterior wall mounted lights shown on the elevation drawings. (Wall pack lights are typically discouraged unless they have cutoff shields)
3. Landscaping is required around the ground sign per sec 15.4.4.
4. The front facades of the building need to have wall offsets per 12.11.1(A)(1) or see alternatives in following sections.
5. That the parapets have a 3 dimensional cornice cap that projects a minimum of 8 inches from the façade plane per section 12.11.1(B)(1).
6. That the freestanding sign conform to the requirement for Colerain Towne Center out-lots of 42 square feet in size, 10-foot setback from the sidewalk and seven feet in height as measured from the elevation of the sidewalk directly in front of the proposed sign.
7. Wall signs must conform to the standards of section 15.8.3(G) of the Zoning Resolution.

Variances:

1. That the screening requirement for rooftop mechanicals per 12.11.1(B)(2) be waived due to the elevation change from the street with respect to the elevation of the building.
2. That the requirement for a customer entry on the street frontage (west side) of the building per 12.11.1(C) be waived on the condition that the architectural features indicated on the revised elevation drawings be included on the west side of the building due to the elevation change from the street with respect to the elevation of the building.

Phillip Gambrell, on behalf of AutoZone, stated he has worked with staff on getting the conditions met and revised the photometric plan to show the height and foot-candles. He stated that the façade and cornice were additionally changed as well to comply to the code.

Mr. Grote asked what the height is of the proposed west-facing retaining wall.

Mr. Gambrell responded that it slopes along the embankment and that the highest point would be around 8-9 feet at the back.

Mr. Grote asked if the current AutoZone store down the street is going to stay open. The applicant did not know.

Mrs. Smith asked to see a picture of the side door entrance. Mr. Gambrell responded that the access road will be the side that is the entrance. Mr. Grote clarified about the doors on the east and west side. Mrs. Smith asked the propose of the doors. Mr. Gambrell stated that those doors are just for the access road.

Mr. Fehring asked about the signage on the west side and if the square footage meets the regulations. Mr. Kohler clarified the amendment to the sign regulations that kept the 1 square foot to every 1-foot wall length of the building. Mr. Gambrell responded that the sign presented will actually be smaller. Mr. Fehring asked about the variance for the screening of the building and what will help hide the roof mechanicals. Mr. Kohler responded that there will be a parapet.

Mr. Grote made a Motion to approve the plan as presented subject to staff conditions. and Mrs. Smith seconded the Motion.

Roll Call: Mr. Fehring – aye, Mr. Grote - aye, Mrs. Smith – aye, Mr. Pace – aye, and Mr. Westfall – aye.

Public Hearings: None.

Informal Concept Review: None.

Old Business: None.

New Business: None.

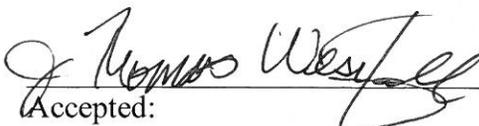
Administration: None.

Announcements: None.

Next Meeting: August 21, 2018.

Motion to adjourn at 6:24 p.m. by Mr. Pace, 2nd by Mr. Fehring. Motion Carried.


Respectfully submitted:
Jesse Urbancsik, Planner


Accepted:
J. Thomas Westfall, Chairman

