



COLERAIN TOWNSHIP ZONING COMMISSION
Regular Meeting Minutes
Tuesday, September 18, 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, Open Position, and Mr. Westfall – aye.

Mr. Pace was seated to fill the open position.

Staff members Jenna LeCount and Jesse Urbancsik were present.

Approval of Minutes:

Mr. Grote made a Motion to approve the August 21, 2018 Meeting Minutes and Mr. Pace seconded the Motion.

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

Public Address: None.

Final Development Plan: None.

Public Hearings:

ZA2006-07 Triple Creek Retirement Community

Ms. LeCount presented the Major Modification to an approved Preliminary Development Plan for Triple Creek Nursing Care which is an existing PD-B Planned Development Business District. The property is located at 11230 Pippin Road located just north of I-275 and across from Triple Creek Park. The existing facility was approved in 2006. The property is zoned PD-B and is surrounded by multi-family, single family and recreational areas. The total amount of rooms will be 74 and 95 beds total. Ms. LeCount displayed multiple images showing the proposal and stated

that they will provided further details (such as lighting and landscaping) when the applicant comes back for a Final Development Plan. Ms. LeCount pointed out the buffer between the property and the adjacent neighborhood, commending the property on the landscaping and the overall maintenance of the property. Ms. LeCount stated that the applicant and owner are planning to increase the permitted beds per acre from 18.0 to 19.4 to allow for a new building addition to accommodate 8 additional beds. Ms. LeCount clarified that institutional housing is defined as 7 beds per acre within a residential zone and it is important to note that this is a Planned District – Business. The Board of Trustees approved 18.0 beds per acre in 2006.

Staff Recommendation is approval of the Major Modification to the Preliminary Development Plan with the following conditions:

Conditions:

1. That all conditions approved as part of case Colerain ZA2006-07 shall remain in effect for the subject site.
2. That a Final Development Plan be submitted for review and approval by the Colerain Zoning Commission.
3. 3. That the proposed development be permitted a maximum density of 19.4 beds per acre where 18 beds per acre was approved on the previous approved plan.

Mr. Fehring asked how many acres is the property. Ms. LeCount responded just under five acres.

The applicant, Michael Brand, representing Mannik Smith Group, Inc, stated that Ms. LeCount's presentation summarized everything he wanted to say. Mrs. Smith asked if there is going to be more parking. Mr. Brand responded that there would not be. Mr. Fehring complimented the property's maintenance and overall look.

Mr. Grote made a Motion to open the Public Hearing and was seconded by Mrs. Smith.

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

Mr. Grote made a Motion to close the Public Hearing and was seconded by Mrs. Smith.

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

Mr. Grote made a Motion to approve the Major Modification to a Preliminary Development Plan as presented with conditions. The Motion was seconded by Mr. Fehring.

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

Informal Concept Review: None.

Old Business: None.

New Business: None.

Administration:

Ms. LeCount stated to the Board that Mr. Fehring was appointed to the Comprehensive Plan Land Use Committee.

Ms. LeCount stated that Mr. Taylor resigned from the Zoning Commission as he was reassigned out of state. In October, applications for the next round of appointments will be accepted by Staff. Mr. Westfall wished Mr. Taylor the best of luck.

Announcements:

Ms. LeCount stated that the OKI Planning Conference is in October and asked if any Board members would be interested in attending.

Next Meeting: November 20, 2018

Motion to adjourn at 6:17 p.m. by Mrs. Smith and seconded by Mr. Pace.


Respectfully submitted:
Jesse Urbancsik, Planner


Accepted:
J. Thomas Westfall, Chairman

