



COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting Minutes

Tuesday, November 20, 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 September 18, 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:

ZA2006-07 Triple Creek Retirement Community

Ms. LeCount presented the case and stated that the Commission has already seen this plan because of the Preliminary Development Plan seen two months ago at the September Zoning Commission. Ms. LeCount displayed images of the nursing facility, located in the North East corner of Colerain and is zoned as PD-B. Ms. LeCount stated the proposed addition is around 2,500 square feet. Interior renovations would remove an existing unit where the total number of rooms would increase from 71 to 74 rooms and the total number of beds would increase from 88 to 95 beds. The project also includes interior remodeling which does not affect the total number beds in the facility. Ms LeCount called attention to two trees that will be removed and replaced according to

the site plan. Ms. LeCount additionally stated that the photometric plan meets requirements and would not create any issues for the surrounding residents. Ms. LeCount showed elevation drawings, stating that the addition will match the original style of the existing building.

There were no questions for Staff or the applicant.

A Motion was made by Mr. Grote to approve the Final Development Plan and Mrs. Smith seconded the Motion.

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

ZA2014-09 Chick-fil-a

Ms. LeCount stated that the Commission has seen this property before regarding a parking situation. The current request is for an accessory structure which is a minor modification. Ms. LeCount displayed images showing the existing building and the proposed plans for the canopies. She stated that they will have heaters and fans under the canopy.

Mr. Pace asked Staff if they are going to remove the existing canopies once these are constructed. Ms. LeCount responded that this proposal would be in place of the canopies.

Mr. Westfall stated that he thinks it's a good idea and thinks that it provides them shelter to their employees.

Mr. Grote asked for clarification regarding the employees standing outside past the pick-up window, they have them taking orders.

Ms. Smith asked for pictures of the finished product. Ms. LeCount stated that the applicant did not provide any renderings. Ms. Smith asked if there will be signage. Ms. LeCount stated that they are not allowed to have any more signage. Ms. Smith asked what the canopies are going to be made out of. Ms. LeCount recounted that she cannot confirm the materials.

Mr. Grote asked if this is improved, if this is going to give the Township any issues with other driveway facilities. Ms. LeCount responded that it would not cause any issues.

With no further comments, Mr. Pace made a Motion to approve the Minor Amendment to the Final Development Plan and Mr. Westfall seconded.

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

Public Hearings: None.

Informal Concept Review: None.

Old Business: None.

New Business: None.

Administration:

Ms. LeCount stated that Staff is in the process of interviewing new positons for the Zoning Commission.

Announcements:

Next Meeting: December 18, 2018

Motion to adjourn at 6:23 p.m. by Mr. Pace and seconded by Mr. Fehring.


Respectfully submitted:
Jesse Urbancsik, Planner


Accepted:
J. Thomas Westfall, Chairman

