

COLERAIN TOWNSHIP ZONING COMMISSION

Regular Meeting Minutes

Tuesday, December 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, and Mr. Westfall – aye.

Mr. Gehring was seated to fill the vacant seat.

Also Present: Staff Jenna LeCount and Marty Kohler.

Minutes: A Motion was made by Mr. Grote and seconded by Mr. Fehring to approve the November 20, 2018 meeting minutes as submitted.

Roll Call: Mr. Fehring – Aye, Mr. Grote - Aye, Mrs. Smith – aye, Mr. Gehring – aye, and Mr. Westfall – aye. Motion Carried.

Public Address: None

Final Development Plan: None

Public Hearing:

Case ZA8-1988/ZA2016-09 - Major Amendment to a Preliminary Development Plan
10270 Colerain Avenue | Speedway

Ms. LeCount presented the case information. This request involves the boundaries of two adjacent developments. The proposal is to move a portion of the Colerain Towne Center plan to the Struble Road Development Plan. Ms. LeCount showed aerial photos of the site noting that there is an AutoZone store under construction to the south of the subject property and the Rumpke headquarters office under construction to the north. The Speedway is currently zoned PD-I and the remainder of the Colerain Towne Center is zoned PD-B. The Struble Road Industrial Park is zoned PD-I.

The Hamilton County Regional Planning Commission has reviewed and proposed Preliminary Development Plan and unanimously approved the plan subject to three conditions:

1. That all conditions approved as part of case Colerain ZA2016-09 shall remain in effect for the Zone Amendment Area.
2. That a common open space plan in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan.
3. That the site plan shall be revised to include the required 60 feet of right-of-way from the centerline of Colerain Avenue in accordance with the Hamilton County Thoroughfare Plan.

A new street Generation Drive is under construction on the north side of the property. The proposed development has three access points on the new Generation Drive and one to the south on the access drive to back of the Colerain Towne Center. Ms. LeCount showed photos of the property and vicinity. There is a significant grade change from the Speedway property and the Colerain Towne Center site. Ms. LeCount showed the original approved Preliminary Development Plans for the Colerain Towne Center and Struble Road Industrial Park.

Ms. LeCount presented drawings of the proposed amendment to the Planned Districts for a combined 3-acre site. The property to the east of the proposed Speedway expansion is under option by the Township to construct a new fire station. Since this is not a typical industrial use there will be a request by staff for additional buffering.

The current proposal is to demolish the existing Speedway station and to construct a new 4,608 square-foot Speedway retail store. The building would be single-story with a shingled pitch roof. The applicant has proposed a small outside eating area with a dumpster enclosure and 24 parking spaces. There are eight fuel dispenser islands proposed to be located in the front (western side of the store) and three commercial fueling lanes for trucks behind (eastern side of the store). The proposal is to have the truck fuel station driveways separate from the average auto fueling area. There would be a freestanding sign on the intersection of Colerain Avenue and the newly constructed Generation Drive.

Ms. LeCount said that she has had conversations with the fire chiefs who have concerns regarding dust and noise created by the proposed truck fueling area. Staff is recommending vegetative screening on the east side of the property that can be supplemented on the Township property when the fire station is constructed. Staff's recommendation is for approval of the Preliminary Development Plan subject to the following conditions:

1. That all conditions approved as part of case Colerain ZA2016-09 shall remain in effect for the Zone Amendment Area.
2. That a common open space plan in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan. This can be accomplished within the Struble Road Business Park.
3. That the site plan shall be revised to include the required 60 feet of right-of-way from the centerline of Colerain Avenue in accordance with the Hamilton County Thoroughfare Plan. The streetscape landscaping will need to be adjusted to accommodate the additional right-of-way on the Final Development Plan.

4. That buffer landscaping be provided along the east property line in accordance with Section 14.5.2(b) of the Zoning Resolution.
5. That signage submitted with the Final Development Plan comply with the style of the Rumpke office building to the north.
6. That a final development be submitted and approved by Zoning Commission addressing such issues as signage, buffering, landscaping, architectural design, etc.

Mr. Grote asked if there is enough space on the east side of the property to accommodate a fire station. Ms. LeCount showed the proposed location on the approved Struble Road Industrial Park plan which is currently shown as an industrial building.

Ms. Smith asked if Generation Drive is off of Struble Road or Colerain Avenue. Ms. LeCount said that it would connect to both when complete. There will be a new traffic light at Colerain and Generation Drive. Ms. Smith expressed a concern regarding traffic. Ms. LeCount said that ODOT is reviewing the traffic study for the development and also working on the timing of the traffic signal. Ms. Smith asked about other future development in the industrial park. Ms. LeCount said that there is about seven additional industrial buildings proposed in addition to the Rumpke office building. Ms. Smith asked if Rumpke owns the land in the industrial park. Ms. LeCount said that she believes that they do.

Mr. Gehring asked who is developing Generation Drive. Ms. LeCount said that Struble Road Development Company is responsible for constructing the road to County standards. It will be dedicated to the Township as a public road. Mr. Gehring asked about the turning movements for trucks and the wear on the road. Ms. LeCount said that the road design is not addressed through zoning regulations.

Jonathan Wocher with McBride Dale Clarion is representing the applicant. He presented a handout to the Zoning Commission. There was a traffic study for the location of the access drives on Generation Drive as well as the timing of the traffic signal. The intent of the site design is to separate the traffic between the semi-trucks and regular automobiles. The driveways for the trucks are designed to accommodate the large trucks. The auto side of the building will have two additional dispensers for gas and has a better traffic flow. There are three lanes for truck fueling. The eastern access drive from Generation Drive is enter-only and the western drive is exit-only. They will be presenting more information regarding directional signage with the Final Development Plan.

Mr. Wocher said that the elevation of the site would be tiered with the front portion on Colerain Avenue being higher than the truck fueling area. The front portion will be on a similar elevation as the current store. There will be a ramp and stairs at the rear of the building to access to truck fueling area. There will be some retaining walls to separate the grades. There will also be a retaining wall along the proposed fire station side of the property as much as eight feet high. He noted the location of the storm water detention basin on the plan.

Mr. Wocher said that he has no objection with staff condition number one. He believes that they can meet the condition for open space in condition two. Mr. Wocher said that they can accommodate the right-of-way dedication in condition three. The buffer requirement in condition four was not anticipated when designing the property. There will not be truck parking in the way

that a truck stop would have truck parking. The trucks will only be there when fueling. It takes 15 to 20 minutes for a truck to fuel. There will be about 9 to 10 trucks per hour fueling. He would like to work with the township for a reasonable amount of landscaping in exchange for additional signs in condition five.

Mr. Wocher presented sign designs for Zoning Commission consideration. They want direction signs that are taller and larger than allowed. They need a sign large enough to advertise fuel prices and the Speedway name. The proposal is for 15 feet in height and 150 square feet in size. They need greater size because of the height of the trucks. He would like to have approval for the larger signs now or at the Final Development Plan stage. He has no concerns regarding the other items listed in condition six. He introduced Rusty Young who is the construction manager for Speedway.

Mr. Gehring noted that he would tend to side with staff recommendation regarding signage and suggested that the applicant work with staff on the sign design.

Mr. Fehring said he is in agreement with Mr. Gehring. He asked about the size of the existing sign compared with what Mr. Wocher is asking. Mr. Wocher said that he had no information the size of the existing sign. Ms. LeCount commented that the existing Speedway sign is 7 feet tall which is in keeping with the signs approved for the out-lots of the Colerain Towne Center along Colerain Avenue. There is a large pylon sign for the shopping center but smaller signs for the out-lots. The Rumpke sign is shorter than the sign proposed by the applicant. Staff has not seen all of the information needed in a Final Development Plan and cannot formulate a recommendation on the sign until all of the information is received. Mr. Fehring asked about the zoning allowance for signs in this zoning district. Ms. LeCount said that it is 15 feet high and 150 square feet as long as they have 300 feet of property frontage. The advantage of the Planned District is to be able to discuss issues that pertain to the entire development in a uniform way.

Mr. Grote said that the applicant needs to work out the details with staff prior to the submission of the Final Development Plan. Ms. LeCount said that the discussion for signs needs to be cohesive for the entire 50 acre development and be coordinated with the Rumpke development. Mr. Wocher said that they are unique since they are needing to advertise gas prices as well as the Speedway name and they need to accommodate trucks. Mr. Westfall suggested that Mr. Wocher work with staff regarding the sign design.

Ms. Smith said that she has a concern with noise and pollution as a result of the development. Mr. Wocher said that they would be willing to comply with Township and State standards. Ms. Smith asked if there are any homes in the vicinity of the proposed station. Mr. Wocher said that there are not any homes in the vicinity.

Mr. Grote asked about the location of the proposed building verses the current building. Mr. Wocher said that it is in about the same location but would be bigger. Mr. Grote asked about the size of the trucks that would use the rear pumps. Mr. Wocher said that the customers would be a combination of box trucks and 18 wheelers. They would be mostly local traffic and they would not be asking for a high-rise sign to use for marketing to interstate traffic. Mr. Grote asked if they would be supplying fuel for Rumpke trucks. Mr. Wocher is not aware of any agreement to this effect.

A motion was made by Mr. Grote and seconded by Ms. Smith to open the public hearing.

Roll Call: Mr. Fehring – Aye, Mr. Grote - Aye, Mrs. Smith – aye, Mr. Gehring – aye, and Mr. Westfall – aye. Motion Carried.

With no persons present to speak in favor or against the proposal, a motion was made by Mr. Grote and seconded by Mr. Gehring to close the public hearing.

Roll Call: Mr. Fehring – Aye, Mr. Grote - Aye, Mrs. Smith – aye, Mr. Gehring – aye, and Mr. Westfall – aye. Motion Carried.

Mr. Grote asked if a motion were made to approve with staff recommendation would it give flexibility to work out the details on the final development plan. The code section referenced regarding buffering is regarding the planting requirements.

Ms. Smith asked about who will be developing their businesses in the industrial park in the future. Ms. LeCount said that this is yet to be determined.

With no further questions for staff a motion was made by Mr. Grote and seconded by Ms. Smith to approve the Preliminary Development Plan subject to the six conditions in the staff recommendation.

Roll Call: Mr. Fehring – Aye, Mr. Grote - Aye, Mrs. Smith – aye, Mr. Gehring – aye, and Mr. Westfall – aye. Motion Carried.

Informal Concept Review: None.

Old Business: None.

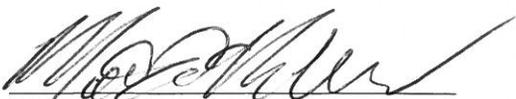
New Business: None.

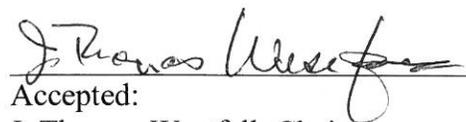
Administration:

The meeting schedule for 2019 was distributed. This has been adopted by the Trustees. Mr. Grote asked if the meeting time would be the same. Ms. LeCount said that it is not proposed to be changed but could be changed later if necessary. There will be elections of Chair and Vice-Chair at the next meeting. Mr. Westfall wished the Commission, staff and all watching a great holiday season.

The next meeting will be on February 19, 2019.

A motion was made by Ms. Smith and seconded by Mr. Gehring to adjourn the meeting at 6:55 pm. The motion passed unanimously.


Respectfully submitted:
Marty Kohler, Senior Planner


Accepted:
J. Thomas Westfall, Chairman

