



**PLANNING COMMISSION
AGENDA**

August 14, 2019
7:00 pm

1. **Call to Order**
2. **Roll Call**
3. **Approval of Meeting Minutes Written Summary and Audio Recording**
 - a. June 12, 2019
4. **Old Business**
 - a. none
5. **New Business**
 - a. Conditional Use Permit for an Electronic Message Center (EMC) and Sign Improvement Plan Approval in the General Business (GB) Northern Lights Overlay District – 11320 Chester Road – Tommy Reed on behalf of 11320 Chester Road LLC (Splash Waterpark) - Sharonville Zoning Ordinance 1147.08(g), 1153.16 and 1159.04(o).
6. **Discussion**
 - a. Continue Discussion on Zoning Text Amendment to Central Business District and Support Mixed Downtown SM-D permitted and prohibited use.
7. **Adjourn**



STAFF SUMMARY

For the Planning Commission Meeting of August 14, 2019

To: Planning Commission
From: Sarah Dircks, City Planner
Subject: Conditional Use Permit for an Electronic Message Center (EMC) and Sign Improvement Plan Approval in the General Business (GB) Northern Lights Overlay District – 11320 Chester Road – Tommy Reed on behalf of 11320 Chester Road LLC (Splash Waterpark) - Sharonville Zoning Ordinance 1147.08(g), 1153.16 and 1159.04(o).
Date: July 29, 2019

Tommy Reed, applicant for 11320 Chester Road LLC (Splash Waterpark), is requesting a Conditional Use permit for an Electronic Message Center (EMC) sign in the General Business Northern Lights Overlay District and for Northern Lights Overlay District Sign Improvement Plan Approval.

In June 2019, the applicant received approval to build a new pole sign with an oversized sign facing the Interstate-75. The applicant is requesting a Conditional Use Permit to allow Electric Message Center (EMC) sign area.

The requested sign's primary audience will be automotive traffic from interstate 75. The submitted Sign improvement Plan has no cladding, no up-lighting, no external illumination and no landscaping (since sign is not highly viewable from Chester Road). The Sign Improvement Plan does include the following enhancements:

1. Internally illuminated Signage (i.e. Electric Message Center Sign).
2. New Sign Area (i.e. entirely new pole sign)
3. Electric Message Sign of 276 sq. ft. (variance was approved by BZA in June 2019, to exceed maximum area by 126 sq. ft.) which would display static messaging consistent with 1159.04(o).

Conditions of Approval for Planning Commission Consideration:

- (1) Additional sign shall be installed within 8 months of when the business is in operation again, per Northern Lights Design Standard fronting Chester Road near sidewalk.
- (2) All improvements and work indicated on the application approved as part of this Conditional Use and Sign Improvement Plan be installed and maintained in good repair, and replaced as necessary, to remain in compliance with this Conditional Approval

Notified Neighbors



Address:
11320 Chester Road

Meeting Date:
August 14, 2019



Legend

- streets
- property
- Addresses within 100ft
- Building
- parks
- Parcel
- Sharonville

Site Plan

Atlantic Sign Company

2328 Florence Avenue
Cincinnati, OH 45206
(513) 241-6775
Fax (513) 241-5060

- FILE NAME: SIGNS.CDR
- CUSTOMER: 70' TALL SIGN
- LOCATION:
- DRAWN BY: SA
- DATE: 3-20-15

This drawing and the design herein are prepared by Atlantic Sign Company and shall remain the property of Atlantic Sign Company and may not be copied or used in any manner without the express written consent of Atlantic Sign Company.



70' TALL SIGN

FILE NAME: SIGNS.CDR

CUSTOMER: 70' TALL SIGN

LOCATION:

DESIGNED BY: BOB ADKINS

DATE: 2-1-15

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DESCRIPTION: QTY: (1) DOUBLE SIDED EMC

12 X 23 EMC



APPROVED