

PLANNING COMMISSION

Minutes of Meeting

January 11, 2017

1. Call to Order

Kevin Hardman called to order the regular meeting of the Sharonville Planning Commission.

2. Roll Call

Present: Kevin Hardman, Jim Lukas, Bill Martin, Sam Schutte, Bill Knight, and Councilman Mike Wilson

3. Approval of Minutes

Mayor Hardman asked for any additions or corrections to the minutes from the December 14, 2016 meeting. They were approved as written and distributed.

4. New Business:

a. Zone Change Application – 11700 Chesterdale Road – Josh Niederhelman of Citimark on behalf of Steve Martin – Sharonville Zoning Code Chapter 1167

Kevin Hardman: We have no old business, so we will move straight to new business. Our first item is up, is a zone change application for the address of 11700 Chesterdale Road. I believe Josh Niederhelman... Am I close? I got it right... of Citimark is here on behalf of the owner, Steve Martin. Josh, if you want to come on forward. Give us your name and address, and we'll let you present first. And then we'll have questions for you after that.

Josh Niederhelman: Great. Josh Niederhelman, 100 Riverside Place, Suite 201, Covington, Kentucky 41011. So, this property has been available for sale for over five years now. There's been a variety of uses proposed for this site, and the majority of those uses have been either declined by the City of Sharonville or were not economically feasible. So, as time has evolved, our business is industrial real estate. And we began to look at this location for a potential industrial facility. The access is fantastic for industrial application, and the dimensions of the property fit well to a property that has car parking in the front and truck loading in the rear. So the design and concept plan that we have at this point, pending some site... more/further site investigation, is to have just that, a roughly 130,000 square foot industrial facility that has two office entrances and car parking in the front with truck parking in the rear. So the proposed facility would take up the majority of the site, and what we are looking for is a zone change to allow for that application. The current zoning as commercial services does not allow this use. So we're looking for any questions that we can answer to help you make the decision to allow that zone change.

Kevin Hardman: Is there...? Then are you the end-user? You're developing, correct?

Josh Niederhelman: We're the developer. There is no end user currently, so the difficulty with industrial property is a lot of users do not want to undertake a construction project. It's anywhere from a nine month to 18 month endeavor to build a building. And a lot of government regulations from the EPA down to change of zoning that a lot of users don't want to deal with. So, the typical industrial market likes to put up a speculative facility, building without a tenant prior to anybody looking at this location. And that's what we intend to do.

Kevin Hardman: I don't... I'll tell you, I'm not... I'm a little leery. That being one reason, is we don't know what's coming in there, what it would do, what it would bring.

Josh Niederhelman: I think the proposed zoning would limit pretty significantly what type of use can go in there. In my conversations with Rich Osgood, who was here previously I guess, he had indicated that this use, the proposed use was the type of use that would work best for this location and this type of facility. So, I think that some of the concerns that you know if there's particular use type that industrial brings up in people's minds, I think that can be belayed by the restrictions in place with this zoning, proposed zoning.

Bill Martin: Yeah.

Sam Schutte: So it's really just a matter of you know do we want to say that this area is something that we want more general industrial use in? I know we have that kind of across the street here a little bit already.

Josh Niederhelman: Correct. Across the street is a similar project to the west, a much, much older project. It is full, 100% occupied right now. So the demand in the industrial market is significant. Conversely, the office market right now is extremely vulnerable in the Springdale, Tri-county area. So the City's master plan is to wait for office. I think you could be waiting for a pretty long time. Whereas this application will allow you to at least target some office use within an industrial application as well.

Bill Martin: I agree with what you're saying. The office market especially in this neck of the woods is very soft. And this is probably not a bad use for that area in my opinion.

Jim Lukas: In your talkings with Richard Osgood, did you discuss the potential I guess under our code we have a CSO (PUD) district, Commercial Service Office (PUD) district. And when you mentioned packaging as an option, that packaging and crating calls for... is a permitted use in that designation. So did you talk about a Commercial Service Office (PUD)?

Josh Niederhelman: We did not.

Jim Lukas: Because you know obviously with a PUD, you have a lot more flexibility with a lot of setbacks. And it could be a more attractive site in theory. And along the same lines, not only is packaging and crating a permitted use, but so is depending on how we interpret it, it says "service, office warehouse with or without showroom" as a permitted use in that designation.

Josh Niederhelman: Yeah, I've not looked at the limitations of that use or zoning use or zoning classification, but based on what you said, that could be a fit. I'd have to look at it more closely to...

Jim Lukas: And along the same lines if I can, how much office space...? And I know this is a zoning matter, but in your spec building, how much office space were you looking at, of the 130,000 square foot?

Josh Niederhelman: Yeah, we would not build any office space, so it would be just simply four walls. And then as the user comes in, they would say, "We have 25 employees. We need 10,000 feet of office space." Then we would build that office space out within the building. So out of the gate, we would have zero office space, with zero employees.

Bill Martin: We kind of call these flex buildings.

Josh Niederhelman: Correct. Yes, a lot of people call them different things, flex buildings. Some building call them type two industrial buildings. There's a couple different ways, but yes. Office/warehouse flex that tends to be the common term.

Bill Martin: These things don't typically... They aren't typically dirty-type uses. I mean they're not... I think they're pretty clean, right?

Kevin Hardman: I mean honestly, what it comes down to is the question of we have a vision. This does not fit that vision at this point. Now, again we haven't done a comprehensive plan update in... for years, so you know it's on the books to do it again. But, it's... that's kind of where the... You know do we sit and wait to get something more desirable? Or do we take something that is not undesirable, is ultimately I think the question that we have as a body to make tonight... [inaudible] referring this to Council. Obviously Council will have the final say. We just make our recommendation.

Gordon Wong: Oh, okay. Permitted Uses. Office buildings for professional, financial, governmental, public utilities, executive and administrative... sales offices provided only samples are displayed or stored at a facility and no goods shall be distributed; Research laboratories; General services including: Food, drink preparation: bakeries, canning, freezing, refrigeration, roasting, ice manufacturing, bottling works and creameries; Shops and offices of carpentry, electrical, masonry, plumbing, heating, ventilation, air condition, painting, ornamental iron, roofing and sheet metal contractors; packing crating; monument works; offices for manufactured products; and tools and die shops; Sales of new lumber and other building materials, public utilities materials and equipment; Veterinarian office, animal hospitals and kennels; Commercial greenhouses; and Service, warehouse... office warehouse with or without showroom. And similar uses as determined by the Planning Commission in accordance with this chapter.

Jim Lukas: If I can ask one more question. Something must've sparked your desire to look at this. Was there any prospect that was on the table at one time that's off the table now? Or when you mentioned no end-user, this is purely speculative, no...?

Josh Niederhelman: Yes, we have a building in Blue Ash right now, 530,000 square feet, 22 million dollar project that is completely empty. So, same concept on a smaller scale. Just going to build 130,000 square feet, and cross our fingers, knock on wood that somebody comes by soon to lease it. It's a big risk on our part, but our confidence in the knowledge of our... the industrial market and the type of use and the type of the users that are out there seeking space, we think that this facility will lease quickly. Typically, we've underwritten a 12-month time post-construction to have it fully occupied.

Kevin Hardman: Hearing what you heard from our CSO, what is your take on that versus what you know of our General Industrial?

Josh Niederhelman: The uses all sound like they work well. The only thing I did not obviously is if there are any setbacks or restrictions against truck traffic, which seems like it would contradict some of the uses. But sometimes those commercial services uses put into place a restriction on either type of vehicular traffic or access or volume, and potentially setbacks that might impact this project.

Kevin Hardman: And that would be the benefit of PUD, is because we can work with those...

Bill Martin: More flexibility.

Kevin Hardman: PUD gives us more flexibility at least on the setbacks and those kind of things. I'm not sure about truck traffic, but I think we'd have some ability to deal with that as part of a PUD. Because it's part of that whole Planned Unit Development, what it's for.

Bill Martin: The PUD just gives us more say so at the final user... I think the uses probably coincide well with what he's thinking, what the market's looking for today. It would just give us a little bit of extra opportunity to have a little say.

Gordon Wong: Your setbacks are going to be the same as the Commercial Service.

Josh Niederhelman: Okay.

Gordon Wong: You're final design for the building has not been submitted, correct?

Josh Niederhelman: Correct.

Gordon Wong: So, other variances would need to be obtained as far as parking, maybe setbacks, that sort of thing, if needed.

Josh Niederhelman: Correct. Depending on the ultimate zoning, we would try to design it towards that.

Bill Martin: How many parking spaces you got here, about 130?

Bill Martin: My point of view, it's not what we want to do. It's what the market is going to dictate. And I don't think that this is going to be at all associated with the Northern Lights District, because it's like in a different quadrant. And it's a similar type use as to what's already there anyway, so...

Sam Schutte: And that's the market today, you know, this year right now.

Bill Martin: I understand that, but if I look at the trends, it's not going the other way. That's my opinion.

Kevin Hardman: Josh, let me ask you this, because I mean I think we got a... I mean I'm a little more comfortable with a CSO(PUD).

Josh Niederhelman: Mm hmm.

Kevin Hardman: But it sounds like you probably need to look at that a little more to see if that fits within what you guys... In other words, is it something that you guys think would be acceptable to you as opposed to a GI? And I don't know if you can tell us the answer to that tonight or not.

Josh Niederhelman: Yeah, I don't know that I could without skimming through the code.

Kevin Hardman: Tell me where you're at, a timeframe. Do you think that's something you could wait, like if we were to set this over until next month...?

Josh Niederhelman: Mm hmm.

Kevin Hardman: Come back, have a second to talk with our department over the next 30 days and discuss that option, come back to us and see if that's an agreeable option to you or not. And again, I can't say that our body would say no to a GI. If you're saying that's what I want, that's what I want.

Josh Niederhelman: Right.

Kevin Hardman: Or... at least opportunity to explore this to see if it's another option. Nor am I saying that you know we're all going to say yes, CSO(PUD) is exactly what we want either. So I don't want to seem like we're delaying or saying we're... But it might be something worth exploring as another option. But I need, I guess I'm looking for you to timeframe-wise what you're looking at, whether or not that... because obviously we would vote. It's going to be another I think 60 days probably before it could be finalized. Because Council will have to have a public hearing. And they have to set that... It has to be given at least 30 days' notice, I believe. So, time frames are such, I don't want to...

Josh Niederhelman: Right. So I would... The timeframes... Obviously we would like to get the building up as soon as possible and capitalize on the market demand that exists today. That being said, there are some other challenges with this site that may limit development period, from an economical standpoint. There are two streams on this site that were not there 40 years ago, but due to the installation of Chesterdale Road have now been carved into the ground over a period of time and potentially could be regulated by the Ohio EPA and the Army Corps of Engineers. So they will charge us \$450 per lineal foot to mitigate those streams, and our next step is to release a survey team and an environmental consultant to do a jurisdictional review on the property. That's obviously going to cost money. And if we don't have kind of some agreement or at least a good comfort level that this industrial zoning will be approved, then you know we're not going to spend that money. So from a timing perspective, I think it's fine to delay and make sure that we do have the right zoning in place. I don't think that's an issue. But we want to build this building because we think that there's a good use for both Sharonville and the market and us, and we'd like to make sure we do it right. And we don't want to get caught in a General Industrial zoning and not be able to put a user in there that wants to go there when we could have done it with a PUD.

Kevin Hardman: So I don't want to put words in your mouth, but do you think 30 days for us to explore this is not necessarily a bad idea?

Josh Niederhelman: I think it would work fine.

- b. **Conditional Use for Proposed Self-Storage Facility – 11807 Reading Road – Amerco/U-Haul – Sharonville Zoning Code Sections 1137.03(a)(2), 1159.04(n)**
- c. **Conditional Use for Proposed Self-Storage Facility – 11880 Reading Road – Amerco/U-Haul – Sharonville Zoning Ordinance 1137.03(a)(2), 1159.04(n)**

Kevin Hardman: Our next item is actually a Conditional Use for proposed self-storage facility; one location being 11807 Reading Road, the other one being 11880 Reading Road. Both being Amerco/U-Haul. Come on forward, introduce yourself. Give us an address, and then we will vote on them separately. But I think he's going to present together, because same...

Drew Case: Sure. Name's Drew Case, reside at 3168 McLean Road, Franklin, Ohio 45005. Alright, so basically yeah we're seeking a Conditional Use for two different properties to add self-storage. Basically at 11880 Reading, which is where we're currently located, we're outgrowing the space. Our business model is going forward in self-storage addition with the U-Move rentals we obviously do. I don't know if you're familiar with any of our newer locations. We have purchased several in the Dayton market. We have a location at Glencrossing Way, which is a former Home Depot. We're actually you know larger structures where we're headed given that we could provide self-storage to our customers. One in five customers that are renting U-Haul trucks or need a box truck, are using that box truck for self-storage. It's not a U-Haul number. That's an industry standard. Currently our self-storage option is either in Hamilton, Ohio or the Colerain Township location to refer our customers that are using our Reading Road store, which is not a viable option. Most customers will store within three miles of their destination. So we're not serving an entire part of our market, which is a huge core of our business. And you know some of our older stores were purchased in the seventies or early eighties, which self-storage was a smaller market for us at that point. This is pretty much our growth going forward. And if you're familiar with our property, it's kind of like a bowling strip. And it's very difficult, challenging to operate in its current state, even without self-storage. So I mean there's multiple reasons for this use. The property at 11807 with its current structure, we would relocate our current shop, which is located on 11880 to that structure, which would then provide the existing shop area on 11880 as interior self-storage, which would be used for heated or heated and cooled self-storage. Which also on the diagram, shows outside storage in the back lot, which would be the north end of the lot, which is paved concrete currently.

Jim Lukas: [*Inaudible*].

Drew Case: It's concrete currently.

Jim Lukas: Oh.

Drew Case: And we look to add outside drive up mini storage units there, along with interior storage units in that structure. And then across the street at 11807, we would also add outside drive up minis to that property. Part of the other reasons... Basically we're at a kind of an impasse on parking for our facility also. We've acquired some additional locations. We have in the works some other locations. Our conference room, just to give you some idea, our conference room, we're putting folding chairs in there just to add additional space. I don't even have room in my conference room. If we're going to grow as a company, I can't even add chairs into my conference room. It's so small. So basically I'm busting out of what I'm doing. And part of this expansion eases a lot of other pains. But ultimately, it's to you know add the product of self-storage along with improving the efficiency of my repair shop. If you look at my repair shop, which is again located at 11880. Every time we work on a truck and have to change the bay, we have to back the truck out of the bay, and then pull it into another bay, and then back it into a bay, pull in another bay. And the across the... at 11807 would be able to provide a drive-thru process, which dramatically increases our efficiency at our repair shop at the same time. So the ultimate objective here in this meeting is really for the Conditional Use for self-storage. But this provides so much more additional opportunities for our facility to grow, which we truly need to provide the level of service we need to do. And that is the future growth of our company. And we're basically outgrowing our entire facility, and adding this location... which although it's across the street, it's still considered abutting... we'd be able to provide those services.

Jim Lukas: In the outside mini storage areas then?

Drew Case: I'm sorry?

Jim Lukas: You have a diagram across the street with outside mini storage; interior mini storage, shop and outside mini storage.

Drew Case: Yeah, we switched that.

Jim Lukas: Right, so all the trucks that from the visual, the aerial that we have, that's about a third of what I saw today, of what's you know there. So just imagine two more times what you see in the aerial, unless you know... I was across the street, but so all those will go across the street in the new site?

Drew Case: Right. The proposed layout for 11807 I would honestly say that that is a proposed layout for adding the outside minis as part of that. Obviously we would diagram that out to make sure we have the utilization to park the, relocate the space that's currently being used to relocate that behind the building located at 11807. So, if you're looking at the diagram, it says outside mini storage, outside mini storage, and you see those four rows. Those will have to be adjusted to make sure that we can accommodate our parking, basically for all the repair equipment that would be relocated from across the street; which would be west of shop and interior mini storage.

Jim Lukas: Okay, so the outside mini storage then is not like storage sheds.

Drew Case: Yeah, those are out... Yeah, with the roll up doors where a customer would drive up to.

Jim Lukas: What I'm arguing those is if that's where you're putting all those trucks that again I saw today, this isn't going to work.

Drew Case: Well, I'll agree with you in the fact that that will have to be adjusted. This is a proposed layout. It's not like a specific plan for... I would say that would be the debatable sector of what we're discussing. You're exactly right. That would have to be adjusted to allocate that equipment to that side.

Kevin Hardman: And I guess that's kind of I think where we're kind of having a little struggle here, is as a Conditional Use, I think some of the things we'd want to see is how many buildings you're actually proposing, what that storage is going to look like by way of what those units are going to look like, where exactly they're going to be placed on the parcel, how you're going to account... I think that's a very good question. Are you going to account for the stuff that you know those trucks that are currently being stored on the current parcel? Can you have four more...? You know how many of those are actually going to fit?

Drew Case: Yeah, the...

Kevin Hardman: So I think as part of our approval process, I think we need... I think from my standpoint, I feel like I need more from you about... Because when I saw it at first, I was... I saw were' going to use the building that currently exists, the old building across the street, which certainly [inaudible], and we're not going to expand beyond that.

Drew Case: Yeah.

Kevin Hardman: But you know the proposals that we're looking at does show some expansion beyond that. The stuff on your current property obviously shows the building of other self-storage units, but I don't... You know what are those storage units going to look like? What are...?

Drew Case: Mm hmm.

Kevin Hardman: You know what are they made of? I mean are we talking like concrete building with...? Which might be very well what you're thinking.

Sam Schutte: This says you know all new development shall provide pedestrian ways in the form of sidewalks, so and so and so forth. So do they have to put sidewalks in if they're redeveloping?

Drew Case: There's no sidewalks currently on that entire corridor.

Sam Schutte: Yeah, kind of weird to have a little strip there.

Bill Martin: The thing is...

Sam Schutte: I just don't know what that means.

Bill Martin: You got to start somewhere.

Jim Lukas: That's the debate. That's always the debate.

Sam Schutte: And I don't... At least from my perspective, I mean I definitely have seen storage facilities that can be very attractive, you know that have nice green space even, and nice you know where the office is like a little house. It's very cute. So think it can be made to look nice. I'm sure there's certainly a market for it, so it's not like it's going to you know be empty. So I guess you know and to your point is, just can we say yeah we're fine with the use of storage being on that site, but we're going to be picky about what it actually looks like and site plan and stuff without... Or do we have to wait on a Conditional Use until we have all that, like Kevin [*inaudible*]?

Kevin Hardman: Well, I'm just thinking through my head, one potential proposal in order to help you move forward, would be I guess we could say granting the Conditional Use for storage, for self-storage units contained within existing buildings with any additional new buildings must come before this Commission before... to meet any other conditions, something along those lines. So in other words, we'd permit it within the existing buildings that are there right now. But any additional self-storage units that you want to build, the stuff to the north of your current building, potentially stuff to the north of the one building and then if you have space after you move all those trucks to the back of the shop building, they would have to come back before this body to determine... You know you have to show us a plan and show us landscaping features. Show us what you're doing, proposing from that standpoint. That's one thought in my head. I don't know what, if that... Jim.

Jim Lukas: The issue I see with doing anything tonight is we have a self-service storage facility, if I'm looking at the right code section. Gordon, if you want to look at 1159.04, under Design Standards. And I think the way I'm perceiving this, there's going to be likely some variances that will be required. It's number five, says no exterior storage shall be permitted, which I'm hearing there's going to be. Number seven, all such facilities shall provide for and maintain a caretaker's quarters to ward against inferior after hour activities. I don't think you're planning on having somebody live on the site.

Drew Case: Well, that's depicted every... Our facilities are only accessed through access cards, electronic access cards.

Jim Lukas: Right, but this should code section says you shall have, provide and maintain a caretaker's quarters. And then the property shall be enclosed with a six foot high fence, and shall have a single controlled entrance and exit.

Drew Case: So are you referring to as on-site management as caretaker's quarters?

Jim Lukas: That's the way I'm reading the code section.

Drew Case: Because our rental center's located, and our general manager at the rental center does... would be doing that, but he doesn't live on site.

Kevin Hardman: So, in other words, there may be some additional... Even if we were to say yes go forward, there may be some additional variances that you would need to seek from the City as far as what our current code requires for self-storage facilities. Mr. Martin?

Kevin Hardman: Think you can do that in 30 days?

Drew Case: Sure.

Kevin Hardman: I feel like we're passing the buck tonight. I'm going to make a motion that we table this application until our February meeting. Oh, I'm sorry. Is there anyone else that wants to address the Planning Commission with regard to this request this evening? So, I'll make a motion that we table until our February meeting for further discussion. Both addresses.

Drew Case: Will I need to fill out additional paperwork for that one also? Or would it just be a follow up?

Kevin Hardman: No, you don't need... You know this is tabling this application. It's the same application. I mean we think you're going to bring more stuff to us. We would suggest that you get in touch with Gordon over that time period, so he can discuss with you some of the other conditions that maybe you didn't think about that you might not be aware of, and whether or not you'd be asking us to not... I mean for example, if we have this requirement of building sidewalks if you make these improvements, you might come to us and say I think I would like that to be relaxed. So those are things that I think you can talk with Gordon about over this next 30 day period. And then give us a better vision of what you're looking at.

Bill Martin: Do you have an engineer or architect you're working with?

Drew Case: Well, yeah we had some engineers do some numbers on the building at 11807, but we do have staffing at our international...

Bill Martin: Well, I mean I think what you might want to do is have someone design a site plan, and work with them and design the code into that site plan. And that's what a civil engineer would do. They'd research the code and design the site around that. And if there were some hiccups, then we could work on...

Drew Case: That's a little more challenging. I mean I will make every effort to get the site plan.

Bill Martin: Well, that's what they do, and that's kind of what we're used to seeing.

Sam Schutte: I guess I don't... It sounds like it's fair to say it wouldn't be a waste of your time to develop that site plan.

Bill Martin: Well, you're going to have to do it anyway.

Sam Schutte: Yeah.

Kevin Hardman: Right.

Bill Martin: You got to do it...

Sam Schutte: Sometimes people say hey can I get a you know sort of nodding of the head before I do that, before we spend the time on that though. I think it sounds like we're not opposed to the idea of...

Bill Martin: No, but...

Bill Knight: A conceptual approval.

Bill Martin: But I can tell you every time I go wanting, I got to have a plan.

Sam Schutte: Well, I know. I'm not saying that he shouldn't. I'm just thinking...

Kevin Hardman: I think you understand what we're saying.

Gordon Wong: Okay.

Kevin Hardman: Hopefully there won't be too many times where they'll have to sit and wait for 15 minutes. I would think at most they're going to have to sit and wait for 15 minutes. It'd have to be a really quick appeal for them to be done by 6:45 in most instances.

Gordon Wong: I told them there's going to be shuffling around of paperwork being moved. And the other thing is do you guys all want to meet on one side, BZA all on the other?

Kevin Hardman: I would think that's probably the best way to handle [inaudible].

Gordon Wong: Because we have to set it up. The other thing I mentioned is I think we need to have chairmen, chairperson running it. If there should be a question to help out with our notes, the members if they will mention question, and the chairperson call their name that way we know who's speaking.

Kevin Hardman: And I think that's something both Mr. Culter and I can probably work on to make sure that you guys know what's happening, make sure our minutes reflect the appropriate thing. It's going to be a little bit of a learning curve for all of us for a little while. But I think once we get into the swing of it, it'll work fine. It'll be interesting to see when our first one comes up. Some of these questions we can't all address. But it's something that if you and I and Paul can talk about before that first one happens, and see where it goes from there. Alright?

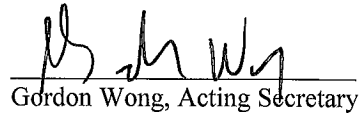
6. Adjourn

A motion to adjourn was made by, Jim Lukas with a second by Bill Martin.

The meeting was adjourned.



Kevin Hardman, Chairperson



Gordon Wong, Acting Secretary