

CITY OF SHARONVILLE, OHIO
PLANNING COMMISSION

Minutes of Meeting

February 21, 2018

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, Sam Schutte, Bill Knight, Bill Martin, and Councilman Rob Tankersley

3. Approval of Meeting Minutes Written Summary and Audio Recording

Mayor Hardman asked for any additions or corrections to the minutes from the January 10, 2018 meeting. They were approved as written and distributed.

4. Old Business:

None.

5. New Business:

- a. Conditional Use Permit – Expansion of Non-Conforming Use (Residential Use in Business Zoning District) – 3520 Maple Avenue – Gregory Sutter – Sharonville Zoning Code Chapter 1155.06

John Creech presented the request providing information about property specifically and the plans proposed by the applicant. Furthermore, he explained that this item was on the Planning Commission agenda because this was an existing non-conforming use. Had this request been in a residentially zoned district, Planning Commission approval would not be necessary.

Mrs. Sandra Sutter, 3520 Maple Avenue – spouse of applicant, was present and explained the reasoning for the request. She further explained that there are no intentions to create a rental property, but to be able to provide assistance to her family as the need arises.

The architect for the Sutter project, Steven Starkey, was in attendance on behalf of the applicant and was able to answer questions posed to him by the members of the Planning Commission. He clarified that he didn't know the extent of the utilities and the connection needed for the project. However, he felt confident that the Metropolitan Sewer District would provide such information as necessary and connection of utilities to the new structure would be handled appropriately. Mr. Starkey further described the new structure's larger size was due to the desire to be ADA compliant as well as potentially house live-in assistance should that be needed in the future. Furthermore, he explained that the project fits into the required setbacks for this zoning district.

Bill Knight suggested the new structure be given its own address for emergency response purposes. Making the point, it would make things simpler in the event 9-1-1 would need to be called, the Planning Commission members agreed.

Rob Tankersley inquired about any negative responses from neighboring property owners.

Barbara Hills, 11423 Lebanon Road - Keepsakes Framing & Floral, spoke to her concern of the possibility of a decline in property value. Additionally, she wasn't sure that this project was in the best interest of the surrounding neighborhood.

Steve Burgess, 3517 Maple Avenue, was in attendance to support the approval of the request. He wrote a letter which he read to the Planning Commission and submitted it for the record.

Bill Knight made a motion to approve the conditional use permit to expand a non-conforming use, with the following conditions:

- 1) All construction drawings and documents proved as part of this permit application be installed and maintained in good repair, and replaced as necessary to remain in compliance with this approved conditional use permit,
- 2) A separate address for the new structure is to be attained.

The motion was then seconded by Sam Schutte.

All Planning Commission members voted unanimously in favor of the request and approval was granted.

- b. Resolution 18-1 – Relating to Amendment of the Planning and Zoning Code of the City of Sharonville, Ohio Regarding Architectural and Building Design Standards – Amendment to Chapter 1157

Mayor Hardman noted that the Planning Commission had previously reviewed the information and asked if there had been any significant changes. John Creech briefly described the resolution stating that, no changes had been made since that last meeting of the Planning Commission. Furthermore, there were no residents or business owners who contacted the Community Development Department, nor in attendance with any objections or concerns of the proposed amendment. John Creech stated that the draft amendment had been distributed to the Sharonville Chamber of Commerce for questions or input and that the information had been posted on the City of Sharonville's social media.

Therefore, Jim Lukas made a motion to approve Resolution 18-1 and recommended its presentation to City Council for approval. Bill Knight seconded the motion.

All Planning Commission members were in agreement with the approval.

6. Discussion

- a. Lebanon Road – Office Planned Unit Development (Office-PUD)

A brief discussion was had regarding a developer who contacted the Community Development Department desiring to develop a large parcel on Lebanon Road. Planning Commission members were informed of their intent to present at the March 14th meeting. John Creech gave them a description of what the proposal might entail, including the possible annexation of a parcel currently in West Chester Township.

7. Adjourn

A motion to adjourn was made by Mr. Bill Knight, with a second by Mr. Bill Martin.

The meeting was adjourned.



Kevin Hardman, Chairperson

John M. Creech, Secretary