

PLANNING COMMISSION

Minutes of Meeting

March 14, 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, Bill Knight, Bill Martin, and Councilman Rob Tankersley. Sam Shutte was absent with notice.

3. Approval of Minutes Written Summary and Audio Recording

Mayor Hardman asked for any additions or corrections to the minutes from the February 21, 2018 meeting. They were approved as written and distributed.

4. Old Business:

None.

5. New Business:

a. Pre-Application Conference – Lebanon Road Properties – Anchor Properties

John Creech explained that Section 1139.03 of the Sharonville Zoning Ordinance provides for a "Pre-Application Conference" between an applicant and the Planning Commission prior to the submission of an application for approval of a development in a PUD zoned area. He further explained the property, located across the street from Kroger on west side of Lebanon Road north of Cottingham Drive, and what the applicant would like to do at the property though it not zoned for their intent. They intend to develop only part of the Office PUD zoned property which would have two access points, one being in West Chester, the other to be on Lebanon Road. He further noted the differences in the applicant's request and a proposal that was approved in 2006. Currently zoned OB and retail use are not permitted and a drive through is not permitted in that zone.

Mike Ricke, 128 East Second Street, Covington, Kentucky, on behalf of Anchor Properties was in attendance. He gave a brief history of Anchor Properties and mentioned some notable projects the company has been involved with. He further explained that both properties are currently under contract but want to make sure they can develop it. Furthermore, the proposal is still in an infancy stage. However, Anchor Properties wanted to get some feedback from the City before investing too much in order to confirm that Sharonville would be on board with what they are proposing.

The vision is to develop the land for retail and service-type business use. Mr. Ricke described that Anchor Properties has done research and feels that this type of transitional property can serve the residents in a unique way and asked the Planning Commission to give their ideas some consideration. A coffee shop and bank are a couple of examples of the types of businesses that have shown interest in the location.

Kevin Hardman inquired about parcel in West Chester wondering if Anchor Properties has contacted them and if they received any feedback. Mr. Ricke stated they've had preliminary conversations with West Chester, and mentioned possibly annexing the property into Sharonville. Mr. Hardman then explained that the zoning was created to "protect" the residents and would be interested in their feedback regarding these businesses.

Furthermore, Mr. Hardman mentioned that the City could facilitate a meeting for residents to be present and partake in the conversation. Additionally, the City would also invite West Chester residents who would be most affected by this development. This would give Anchor Properties the opportunity to explain their intent to those in that neighborhood and get the residents' feedback on their proposed plan. Some concerns he anticipates are as follows: the increase in traffic, lighting, and hours of business. Once the meeting date is set the Planning Commission would be invited to attend the neighborhood meeting.

6. Discussion

a. 12056 – 12080 Lebanon Road

John Creech explained that interest has been shown in purchasing the property to develop it for a restaurant. Currently, it's zoned Office-Building PUD which does not allow for a drive-through restaurant and it was mentioned that other properties in the same zoning district have drive-through uses including Kroger, Walgreens and Huntington Bank which are zoned Commercial-Office PUD. Mr. Creech mentioned that in addition to a rezoning from OB PUD to CO PUD that the zoning ordinance would need to be amendment and minimum development standards created for drive-through uses in the CO PUD zone. A brief discussion was had regarding the history of the property as well as any other foreseeable uses. Mr. Creech proposed rezoning the property and then amending the PUD section of the code.

b. 12065 Lebanon Road

This property has recently come under new ownership and Mr. Creech gave a short description of changes and additions they are proposing. These include adding on to back of the building and creating three new retail spaces through addition to the building that contains Dunkin doughnuts.

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