

PLANNING COMMISSION

Minutes of Meeting

April 11, 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 Minutes Written Summary and Audio Recording

Mayor Hardman asked for any additions or corrections to the minutes from the March 14, 2018 meeting. They were approved as written and distributed.

4. Old Business:

None.

5. New Business:

- a. Final Site Plan Review – 11167 Dowlin Drive – Sam Cain, High-Five Development, on behalf of Tru-Hotel by Hilton

Sam Cain – 202 West Main Street, Mason, Ohio – was in attendance as the representative from Hi-Five Development. He explained that the color scheme and materials proposed were those specific to the brand and in-line with the marketing to keep the structure's appearance modern and vibrant. Mr. Cain further confirmed there would be an indoor pool and electric charging stations for vehicles requiring such. He went on to explain the intent is to serve guests for 1-2 nights; this facility is not meant to function as an extended stay.

Tim Foster – 4025 Haverstraw Drive – was also present as the engineer from IDE to offer some insight on the charging stations. Mr. Foster explained that the plans currently indicate four charging stations along the western parking row. However, the exact number has not been decided at this point and may change.

A motion to approve with the conditions below was made by Kevin Hardman, with a second by Bill Knight.

Conditions of approval include:

- 1) Final Site Construction Plans (site, drainage, etc.) to be approved by the City Engineer.
- 2) All improvements and work indicated on construction drawings / documents approved as part of this Final Site Plan review be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Final Site Plan – (includes building and exterior finishes, dumpster enclosure, landscaping, signage, pavement surfaces and parking lot striping, etc.)

6. Discussion

- a. Commercial Office PUD (CO-PUD) Zoning Amendment Draft

John Creech gave a detailed explanation of the reason an amendment to the current code is necessary. Additionally, Mr. Creech brought the Planning Commission up to date on the progress that has been made in the research and outlining of the draft.


Kevin Hardman proposed potentially rezoning the property north of Skyline to extend the General Business district on the east side of Lebanon Road. This would be more accommodating to anyone entertaining the development of the property, as it has been vacant for quite some time, the Planning Commission concurred. However, a business would still need to gain conditional use approval from the Planning Commission to install a drive-thru. This is specifically stated in the Sharonville Zoning Code requirements.

Lastly, Mr. Creech introduced the new planner, Sarah Galbreath, to the members of the Planning Commission

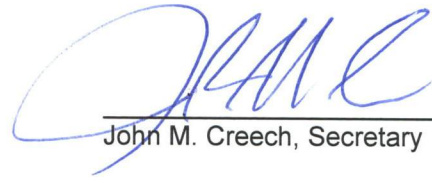
7. Adjourn

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

The meeting was adjourned.



Kevin Hardman, Chairperson


John M. Creech, Secretary