

**PLANNING COMMISSION
MEETING MINUTES SUMMARY
April 14, 2021**

Chairperson Mayor Hardman called the regular Sharonville Planning Commission meeting of April 14, 2021 to order at 7:30 p.m.

Roll Call

- ◆ In attendance for Roll Call were Planning Commission Members: Mayor Kevin Hardman, Mr. Jim Lukas, Mr. Sam Schutte, and Mr. Bill Knight. Mr. Bill Martin was absent with notice.
- ◆ President of Council, Vicki Hoppe, was in attendance to provide insight on behalf of City Council where applicable.
- ◆ Also in attendance were Community Development staff: Mr. John Creech (Director of Community Development – Commission Secretary), Ms. Jamie Kreindler (City Planner), and Mrs. Gina Good (Administrative Specialist – Recording Minutes).

Approval of Meeting Minutes Written Summary and Audio Recording

- ◆ The written summary of minutes and audio recording from the regular Planning Commission meeting of March 10, 2021 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ **Application for Conditional Use Permit to install a new solid fence at 11121 Spinner Avenue**
 - Glen Lovitt has submitted an application for a Conditional Use Permit to install a new solid fence at 11121 Spinner Avenue. The zoning district is R1-B or Residential One-Family.
 - According to the letter submitted by the Applicant, the property next door at 11129 Spinner Avenue has been vacant for nearly 7.5 years. The Applicant explained that he has attempted to contact the title/mortgage company that owns the property; however, he has not been able to get in touch with anyone from the company. Consequently, there are no living neighbors to sign the Conditional Use application for a solid fence.
 - As shown on the Applicant's submitted site plan, the proposed privacy fence is on the side yard facing the vacant home at 11129 Spinner Avenue. Since there are no living neighbors at the address to sign the Conditional Use application, staff were not able to approve the requested permit. In addition, the Applicant required BZA approval to install back-to-back fencing. At this time, the Applicant is seeking necessary Planning Commission approval for the privacy fence.

- The motion for passage by Kevin Hardman was seconded by Bill Martin. Mr. Creech proceeded with a Roll Call Vote on passage.
- Motion was unanimously approved with the staff recommendations listed below:
 1. The privacy fence shall be maintained in good condition and replaced as necessary to remain in compliance with the approved Conditional Use Permit.
 2. As shown on the submitted site plan, the privacy fence will be installed only in the rear yard of the property and will not be higher than 6' in height.

◆ **Application for Conditional Use Permit to erect a privacy fence at 10511 Thornview Drive**

- The Applicant, Kyle Davis, failed to show up for the meeting, and his 3 variance requests were denied at the BZA meeting on 4/14/21. The case was not presented to the Planning Commission.

◆ **Request to vacate a portion of an unimproved public street right-of-way (ROW) known as Maple Avenue**


- This is a request submitted by Mr. Gregg Sutter of 3520 Maple Avenue to vacate a portion of the Maple Avenue public Right-of-Way (ROW) adjacent to his property. The portion of the Maple Avenue ROW proposed for vacation is unimproved, and there is no City of Sharonville maintenance on this portion of the right-of-way.
- The Applicant has submitted a survey of the area proposed for vacation. The area proposed for vacation measures approximately 8,272 square feet (0.1898 acre). The portion of the Maple Avenue ROW abuts a portion of previously vacated Maple Avenue ROW currently owned by Mr. Sutter.
- The Commission stated that it would be beneficial to know what will happen on the property in the future. The Applicant understands that it will be necessary to come back to the City to present the plans for future property development.
- The motion for passage by Kevin Hardman was seconded by Bill Knight. Mr. Creech proceeded with a Roll Call Vote on passage.
- Motion was unanimously approved with the staff recommendations listed below:
 1. Planning Commission has determined at public hearing that the vacation of Maple Avenue ROW will not detrimentally affect any right of ingress or egress to any property owner, nor are there any public utilities affected by the proposed vacation.
- Next the request will be recommended to City Council to make the final decision.

Discussion

- ◆ Zoning Code Update

Adjournment

- ◆ The motion by Bill Knight to adjourn the meeting was seconded by Sam Schutte. The meeting was adjourned at 8:25 p.m.



Kevin Hardman, Chairperson



John Creech, Secretary