

**PLANNING COMMISSION  
MEETING MINUTES SUMMARY  
June 9, 2021**

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Chairperson Mayor Hardman called the regular Sharonville Planning Commission meeting of June 9, 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, and Mr. Bill Martin. Sam Schutte and Bill Knight were absent with notice.
- ◆ Councilwoman 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 Ms. Sydney Yee (Urban Planning Co-Op).

Approval of Meeting Minutes Written Summary and Audio Recording

- ◆ The written summary of minutes and audio recording from the regular Planning Commission meeting of May 12, 2021 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ **Application for Conditional Use Permit to install a new privacy fence with double gate at 10818 Willfleet Drive**
  - Virginia Vizcarra, on behalf of the owner Tyler Sovchik, submitted an application for a Conditional Use Permit to install a new privacy fence with a double gate at 10818 Willfleet Drive. The zoning district is R1-B or Residential One-Family.
  - As indicated on the submitted Conditional Use application, three adjoining neighbors signed the form, indicating that they do not object to the installation of a privacy fence. These three neighboring addresses are as follows: 4003 Creek Road, 10812 Willfleet Drive, and 10824 Willfleet Drive.
  - As shown on the submitted site plan, the proposed project will remove the old, existing fence and install approximately 108' of 6' tall privacy vinyl fencing with one double gate. The Applicant is proposing to install the new vinyl fencing along two sides of the rear property. In addition, the Applicant would like to extend the new privacy fence into the side yard of the property with a double gate privacy fence at the front corner of the house.

- The Applicant required BZA approval for a variance to install the privacy fence in the side yard as well as the rear yard of the property. At this time, the Applicant is seeking Planning Commission approval for the new privacy fence with a double gate built to the front corner of the house.
- The motion for passage by Mayor Hardman was seconded by Mr. Martin. Mr. Creech proceeded with a Roll Call Vote on passage.
- Motion was unanimously approved with the staff recommendation(s) listed below:
  1. Solid fence may be no higher than 6'.
  2. Fence must be weather resistant and must be well maintained.
  3. Finished side of the fence must face the abutting properties.
  4. There may be only a single fence. No back-to-back fences.

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

- At the April 14, 2021 Planning Commission meeting, Mr. Kyle Davis' application for a Conditional Use Permit was not discussed because his request for three variances was unanimously denied by the Board of Zoning Appeals earlier in the evening. Mr. Davis was not in attendance at the April 14, 2021 Board of Zoning Appeals and Planning Commission meetings.
- At this time, the Applicant is requesting that the Boards rehear his case. The Applicant's case was added to the Board of Zoning Appeals meeting agenda for June 9, 2021. The Board of Zoning Appeals agreed to reopen his case and approve the three variances; thus, Planning Commission had the opportunity to vote on the Conditional Use Permit for a privacy fence at 10511 Thornview Drive.
- The motion for passage by Mayor Hardman was seconded by Mr. Martin. Mr. Creech proceeded with a Roll Call Vote on passage.
- Motion was unanimously approved with the staff recommendation(s) 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.

◆ **Application for Conditional Use Permit to occupy and utilize two vacant storefront units of property for a church at 3325 East Sharon Road Unit C+D**

- This is a request submitted by Gregory Walker on behalf of the property owner Turner Inc. The property's address is 3325 East Sharon Road Unit C+D, located near the intersection of East Sharon Road and Reading Road in the Sharonville Downtown Loop. The site is zoned SM-D (Supported Mixed-Downtown).

- The Applicant is applying for a Conditional Use Permit to occupy and utilize two vacant storefront units of the property for a church. According to Sharonville Zoning Ordinance 1159.04(x), churches and similar places of religious assembly are a Conditional Use requiring Planning Commission approval in SM-D Districts. Sharonville Zoning Ordinance 1159.04(x) states the following: “Consistent with the Vision and Goals of the Downtown Strategic Master Plan, limited Conditional Use approval of Churches and similar places of religious assembly would provide places of destination and offer complementary uses to the district. Consideration should be given to the SM-D district as a whole, and approvals should be proportioned to allow a larger percentage of residential and commercial uses overall.”
- Mr. Walker stated that this location is to be used as a temporary location while the church continues to raise funds in order to move to their own permanent building in the future.
- A second condition was added stating that should occupancy exceed the approved occupancy by the Community Development Department, the occupant should have 6 months to vacate the premises and/or return to Planning Commission for further discussion and approval.
- The motion for passage by Mr. Lucas was seconded by Mr. Martin. Mr. Creech proceeded with a Roll Call Vote on passage.
- Motion was unanimously approved with the staff recommendation(s) listed below:
  1. Planning Commission has determined that the proposed church use is consistent with the Vision and Goals of the Downtown Strategic Master Plan.
  2. Applicant will need to submit plans to the Building Department regarding parking plans and occupancy limits. If occupancy changes, Applicant will be required to return to the Planning Commission.

#### Discussion

##### ◆ 11171 Dowlin Drive

- Mr. Creech introduced a property located at 11171 Dowlin Drive, owned by Montu Bedi. This property was once a hotel but has closed and fallen into serious disrepair. The property fronts Interstate-75, but it is a challenging property due to it being isolated off of Dowlin Drive.
- Mr. Bedi is looking at redeveloping the building into an organization called H.O.P.E. (Helping Others Prosper Everyday) Continued Care Wellness Center. This facility is geared towards providing temporary care to children waiting for foster care placement.
- Mayor Hardman voiced his concern about the children in the facility making bad decisions, specifically about theft and other crimes that could target nearby hotels. In addition the area is part of the Northern Lights TIF District. It is not technically part of

the zoning overlay, but it is a hospitality zone/destination, and the proposed use seems out of character for the location.

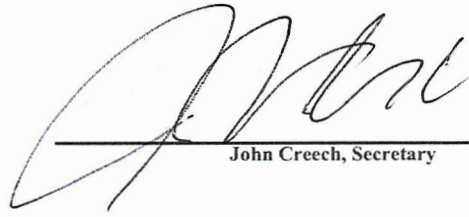
- Planning Commission acknowledged that they are open to hearing more about the proposed business; however, they are admittedly hesitant about the use, and it is unlikely that a zoning change would be approved by the City.

Adjournment

- ◆ The motion by Mr. Martin to adjourn the meeting was seconded by Mr. Lukas. The meeting was adjourned at 8:12 p.m.



Kevin Hardman, Chairperson



John Creech, Secretary