

PLANNING COMMISSION

Minutes of Meeting

June 13, 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 May 9, 2018 meeting. They were approved as written and distributed.

4. Old Business:

a. Review of Conditional Use Permit for Home Occupation – 1527 Continental Drive – Delton Smith – Sharonville Zoning Ordinance 1159.04(b).

Delton Smith, 1527 Continental Drive, was in attendance on his own behalf. Mia Smith, explained that she keeps in contact with Officer Cheryl Price, to keep her informed of the types of activity that occurs on property.

Kevin Hardman addressed some of his concerns regarding some pictures he's seen and asked Mr. Smith to explain.

The Smiths gave explanations to some of the activities that were shown via pictures that had been submitted by neighbor.

Mr. Hardman clarified the request to have the Police Department make routine visits to the area specifically during second and third shifts. The majority of complaints had been during those hours in which office staff are not able to witness any of the violations reported.

Steve Vanover, the City of Sharonville Police Chief, attended the meeting to describe the findings on these visits. He reported there had been approximately 50 visits made between May 15 – June 7 throughout second and third shift hours. During those 23 days, there were five days that activity of some sort was witnessed at the property. One was children playing in yard or driveway, and one was the Memorial Day Holiday in which they were grilling out in front of the house. Described below is the activity reported during the other three days:

- 1) He was working on a black Envoy in driveway.
- 2) He had some tools out in the driveway, but no vehicles. It appeared that he was cleaning out the garage, cleaning stuff up.
- 3) The garage door was open and there was an engine on a hoist. Mr. Smith was noted to be working on equipment in the driveway.

Mr. Smith explained that the black Envoy is his own vehicle.

Sam Schutte had questions regarding the size of the operation and if it is suitable to be done at a home.

Mia Smith wanted to clarify they actually own six cars in total.

Delton Smith further explained that he does this as a hobby, and though he does receive a donation from time to time, he doesn't regularly charge people. He does this more for charitable reasons and his enjoyment of working on vehicles.

Coreen Ferrell, 1507 Continental Drive, was present in opposition. She submitted some photographs directly to the Planning Commission. Her opposition was not of the permit, but that he does not comply with the conditions that were placed on the approval. She went on to say the hours in which he is working are not within the conditions.

To date, there had been no complaints from any other neighboring properties. Additionally, the Police Department has not been able to document any of these activities. However, there was evidence that Mr. Smith has parked vehicles on the grass. This is a direct code violation and he was told to discontinue doing so.

Mr. Hardman made the motion to extend the Conditional Use with current conditions indefinitely. The motion was seconded by Bill Knight.

The Planning Commission voted unanimously to approve the extension.

5. New Business:

None.

6. Discussion

Sarah Dircks gave a brief overview of the topics below as they are to be on the agenda for the July 11, 2018 meeting.

- a. Northern Lights "Overlay" District Permitted Uses
- b. Temporary Signs

7. Adjourn

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

The meeting was adjourned.



Kevin Hardman, Chairperson



Sarah L. Dircks, Secretary