

PLANNING COMMISSION

Minutes of Meeting

August 8, 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, and Councilman Rob Tankersley. Bill Martin was absent with notice given.

3. **Approval of Meeting Minutes Written Summary and Audio Recording**

Mayor Hardman asked for any additions or corrections to the minutes from the July 11, 2018 meeting. They were approved as written and distributed.

4. **Old Business:**

None.

5. **New Business:**

a) **3318 E Sharon Road- Conditional Use Permit - Approval of Outdoor Recreation Conditional Use in Central Business (CB) Zoning District – Sharonville Zoning Code Chapter 1135.02(c)(I) - Veterans of Foreign War Post #4369**

Mrs. Dircks presented the information for the applicant, Matthew Pierce, on behalf of the Veterans of Foreign War Post #4369 (VFW, to answer any questions presented by the commission. He explained the structure would be composed of pressure treated lumber. He further clarified the build will be a flat deck that does not exceed 24" in height. Mr. Pierce went on to describe the VFW plans to occasionally have live entertainment and perhaps a summer or fall concert series. The desire is to draw younger veterans in and give them a place to congregate together. Mr. Pierce stated there was some initial concern from the neighboring post office. However, after speaking to the manager and explaining there are two fences to get over before accessing the property, and the area is under camera surveillance, the concern was no longer an issue.

Kevin Hardman made a motion to approve the request as presented. Sam Shutte seconded the motion. All members voted to grant the request with the exception of Bill Knight who abstained due to the fact he is an active member of the VFW.

Therefore the request was granted with the condition that "all improvements and work indicated on construction drawings/documents shall be approved as part of this Conditional Use Permit Application and must be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved CU Permit - (includes building and exterior finishes)"

b) **12056-12080 Lebanon Road- Conditional Use Permit - To allow drive-thru restaurant in General Business (GB) Zoning District Road – Sharonville Zoning Code Chapter 1159.04(I) - Ralph Terbrueggen of the Mannik & Smith Group, Inc. on behalf of Stephanie Ann Erb.**

Mr. Creech presented the information on behalf of Amanda Aldridge of Carrols Restaurant Group, for a proposed drive through restaurant at 12056-12080 Lebanon Road. Ms. Aldridge explained that peak hours for the proposed restaurant are between 11 a.m. – 1 p.m. She further explained that though, there may be an increase in some traffic, the car count during those peak hours is half the car count in comparison to McDonald's.

Bill Knight stated he has some concerns about traffic piling up at the back access road and leading up to Lebanon.

Ms. Aldridge stated that their facility isn't a destination and doesn't create traffic additional. She went on to confirm there will be no access to the neighboring Walgreens parking lot. The existing access will be closed off.

Bill Knight made a motion to approve the request with a second by Jim Lukas.

The Planning Commission voted unanimously in favor and request was granted with the condition that "all improvements and work indicated on construction drawings/documents shall be approved as part of this Conditional Use Permit Application and must be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved CU Permit - (includes building and exterior finishes)"

c) 10506 Thornview Drive- Conditional Use Permit - Expansion of Non-Conforming Use in R1-B Residential Zoning District - Sharonville Zoning Code Chapter 1155.06 – Rob Tankersley.

Mrs. Dircks presented the information regarding Rob Tankersley's application for 10506 Thornview Drive.

A motion to approve the request with the standard condition that "all improvements and work indicated on construction drawings/documents shall be approved as part of this Conditional Use Permit Application and must be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved CU Permit - (includes building and exterior finishes)" was made by Sam Shutte and seconded by Bill Knight.

The all members voted yes and the conditional use permit was approved.

6. Discussion

None.

7. Adjourn

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

The meeting was adjourned.



Kevin Hardman, Chairperson



John M. Creech, Secretary