

**PLANNING COMMISSION  
MEETING MINUTES SUMMARY  
August 11, 2021**

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Mayor Hardman called the regular Sharonville Planning Commission meeting of August 11, 2021 to order at 7:45 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.
- ◆ Councilman Rob Tankersley 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 – Recording Minutes), 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 July 14, 2021 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ None

Discussion

- ◆ **Potential rezoning of 3739 Hauck Road from General Business (GB) to an General Industrial (GI) District**
  - The property located at 3739 Hauck Road is currently occupied by Ohio Mulch and is for sale. The property is zoned General Business (GB). Ohio Mulch and the City of Sharonville reached a settlement agreement and release to use the property for the following purposes on June 14, 2010.
    - Ohio Mulch uses the Property to sell landscaping supplies, equipment and accessories including, but not limited to, gaged mulch, mulch in bulk, garden products such as grass seed, Preen, Roundup, shovels, and other garden tools and accessories; to store bagged mulch and bulk mulch outside the Building; to store necessary equipment for moving pallets of bagged mulch, loading bulk mulch, or delivering bulk mulch directly to

customers; and to accept yard waste from persons or entities that deliver the same to the Property and temporarily store the same on the Property. The yard waste will not be permanently stored on the Property and will be promptly removed in the reasonable discretion of Ohio Mulch. Ohio Mulch will maintain an approved landscape plan at the front of the property.

- The General Business (GB) Zoning District requires retail uses, etc. to be conducted within an enclosed building. Ohio Mulch requested a use variance before the Sharonville Board of Zoning Appeals (BZA) to accept yard waste at the site and was denied. Ohio Mulch appealed to the Hamilton County Court of Common Pleas and subsequently the City and Ohio Mulch reached a settlement agreement.
- Vandalia Rentals has approached the City regarding relocating their existing business from 11512 Gondola Street to this location. Vandalia Rentals (similar to Art's Rental located close by across the street) has been determined to be an industrial use and is allowed in the General Industrial (GI) zoning district. Vandalia Rentals and Art's Rental currently operate on property zoned GI.
- In order for Vandalia Rentals to complete the move, the property needs to be rezoned from GB to GI. Then, a site plan would need to be submitted and approved by the City Planning Commission.
- The recommendation from staff was that the Planning Commission should consider the overall vision and character of the Hauck Road area. The area is a mix of industrial, commercial, office, and residential uses. A small stream that crosses Hauck Road appears to be the area where the zoning districts change. East of the creek, the properties are zoned General Business (the subject property included), and west of the creek, the properties are zoned General Industrial. The area was examined closely during the Comprehensive Plan update process because of the transitional nature of the land uses and the future transportation improvements coming to Hauck Road. As a result, the current "Existing Land Use" map in recently adopted Comprehensive Plan for the City acknowledges that the property at 3739 Hauck Road is currently an industrial use. In addition, the "Future Land Use" map shows that the property could be industrial in the future. It was also noted that the depth of the properties along the south side of Hauck Road increases along the Interstate 275 frontage which lends these properties to more industrial uses.
- The potential applicants attended the meeting and expressed their interest in pursuing the project. Planning Commission members considered the idea for the project and suggested that they submit a zoning change application to the Community Development Department to get the process moving. Mr. Creech explained that after Planning Commission votes on the item, City Council Law

Committee will review the proposal. Then, there will be three readings at City Council with a public hearing at the third and final council meeting.

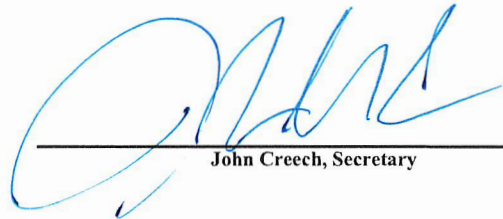
Adjournment

- ◆ The motion to adjourn by Mr. Schutte was seconded by Mr. Knight. Mayor Hardman adjourned the meeting at 8:15pm.



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Kevin Hardman, Chairperson



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John Creech, Secretary