

**PLANNING COMMISSION
MEETING MINUTES SUMMARY
September 8, 2021**

Mayor Hardman called the regular Sharonville Planning Commission meeting of September 8, 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, Mr. Bill Knight, and Mr. Bill Martin.

- ◆ 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. Lauren Dahlager (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 August 11, 2021 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ **Request for Conditional Use Permit for temporary outdoor food and beverage at 11276 Chester Road (Third Eye Brewery)**
 - This is a request submitted by Tom Schaefer on behalf of Third Eye Brewing Company. The property address is 11276 Chester Road. The site is zoned GB (NLO), meaning it is General Business and also located in the Northern Lights Overlay district.

 - The Applicant is requesting a Conditional Use Permit for temporary outdoor food and beverage at Third Eye Brewing Company. One food truck is proposed to be on the property for 3 days as a part of the Horror Hound convention taking place at the Sharonville Convention Center across the street at 11355 Chester Road. The dates that the food truck would be on Third Eye's property are Friday, September 10, 2021 through Sunday, September 12, 2021. The hours of operation for the food truck are as follows: 4pm-10pm on Friday, September 10, 2021 and Saturday, September 11, 2021 and 2pm-8pm on Sunday, September 12, 2021.

 - The Applicant submitted two site plans showing the proposed location of the food truck, tent, and outdoor consumption area. The first site plan shows the proposed food truck site located in the rear yard of the property towards the north lot line behind the side of the building. It is next to a landscaping island and would take up approximately 3 parking spaces. As for the 30' x 60' enclosed tent facing Chester Road, the Applicant previously received zoning and building approval from the

Community Development Department subject to the conditions that the setbacks per Code Section 1135.04 are met; the tent does not encroach on adjacent property lines; and the temporary tent approval is good for up to 30 days from issuance on 8/17/2021.


- The second site plan shows the temporary expansion area for outdoor consumption at 11276 Chester Road. The Applicant sent the proposal to the Department of Agriculture and the Ohio Liquor Board, so that they have the record on file. As shown on the site plan in pink, the temporary expansion area is located in the parking lot north of the building. This temporary outdoor consumption area would take up approximately 24 parking spaces.
- The Applicant, Mr. Tom Schaefer, additionally made a request to keep two tents for outdoor dining on the property annually from April to October. There are currently two tents located on the east side of the building; however, the conditional use permit for the approved tents expires this month (September 2021). The Applicant is requesting to keep the tents for an extended period of time and then reapply annually for the 7-month permit.
- The motion for passage by Mr. Martin was seconded by Mr. Knight. Mayor Hardman proceeded with a Roll Call Vote on passage.
- The motion was approved unanimously with the condition(s) below:
 1. The Applicant must account for any overflow parking lost by the expanded outdoor consumption area that may negatively impact surrounding businesses.
 2. The Applicant must keep the property and adjoining properties clean and free from trash generated by the expanded outdoor consumption area.

Discussion

- ◆ None

Adjournment

- ◆ The motion to adjourn was made unanimously. Mayor Hardman adjourned the meeting at 7:40pm.



Kevin Hardman, Chairperson



John Creech, Secretary