
MINUTES OF SYMMES TOWNSHIP LAND USE COMMITTEE
REGULAR MEETING
NOVEMBER 19, 2019

The meeting was called to order at 6:00 p.m. Members of the Committee present were: Byron Fowler, Jeff Reichman, Ralph Wolfe, Phil Beck, and Dima Almeniawi.

Also, present: Administrator - Mrs. Kim Lapensee – Administrator, Steve Johns and Bryan Snyder with Hamilton County Regional Planning.

Mr. Horvath was absent.

Mr. Beck stated that he invited Mr. Chris Hildebrand to our meeting tonight to discuss a property that he is going to purchase on Snider Road just south of Five Seasons. He stated that he originally asked the committee to consider changing the land use plan from single family attached to office so that he could move his office to this location. He stated that he has done some market research and that did not come back favorable for office and would request that the committee consider leaving the land use designation as it is so that housing could be built there instead. He stated that the market research came back favorable for higher density housing in that location.

Mr. Johns stated that they looked at the proposed changes on the map as were discussed at the last meeting. He stated that he also brought some examples of language for the corridor strategies. He stated that we can add them to the text for the Land Use Plan. Mr. Snyder stated that there is language in the comprehensive plan that addresses the Montgomery Road corridor where the text can be added. Mrs. Lapensee stated that we can look at that language when we update the remainder of the plan. Mr. Johns went over the changes:

1. Montgomery Road (between Union Cemetery and Enyart).
 - a. Mr. Johns showed the committee two properties on Montgomery Road that were still shown as single family residential and surrounded by a subdivision. He stated that both parcels were just around and over 1 acre in size.
 - b. Mr. Snyder stated that we could leave it residential, but anyone could argue that it is too busy for residential. He stated that we could change it to single family attached or mixed use transitional.
 - c. Mr. Fowler suggested that we change it to an office use given the surroundings and that it most likely will not be used for residential purposes. After much discussion over the area and that there is vacant office across the street (that has been vacant for a long time), it was agreed to change it to mixed use transitional to give it the most flexibility.
2. Mason Montgomery Road.
 - a. Mr. Johns stated that there are two properties on Mason Montgomery Road that were still shown as single family residential and surrounded by a subdivision (across from the safety center). The committee agreed to change that land use designation as well to mixed use transitional.
 - b. Mr. Snyder stated that there is also an area behind Governors way that is currently listed as office and wanted to know if we should leave it that way or change that to mixed use transitional. Mrs. Lapensee stated that she would like to encourage hotels to locate in that area because there are some many office buildings where overnight stays are required. She stated that there have been many businesses in the area that have shared their need for more hotels within walking distance to the food areas and their business location. Mr. Snyder stated that hotels are an allowed use in an office district. The committee agreed to leave it for an office use but encourage hotels to locate there.
 - c. Mr. Johns stated that there is an area behind all the Governors Hill area that is listed as dark green for green space and agriculture. He stated that he does not believe we can list it as that because it is mostly the rear yards for the houses that back up to Governors Hill. He showed everyone on the map a house that fronts on Montgomery Road on the south side but the property crosses over Montgomery Road near Seven Gables that

- would also be included in that. The committee agreed to change that to single family residential.
3. Montgomery Road Corridor (south of Kemper).
 - a. Mr. Johns stated that they changed the areas along Montgomery Road as discussed at the last meeting to mixed use employment and Multi-Family.
 - b. Mr. Snyder stated that they talked about the multi-family designation for the church (as a reuse if ever needed) and they felt that we should just leave it public/semi-public because he feels that this church will not be going anywhere and we really don't want to encourage multi-family in this area. The committee agreed to change it back.
 4. Remington area.
 - a. Mr. Johns stated that they changed most of the areas into light industrial uses and expanded the area of neighborhood retail.
 - b. Mr. Reichman asked about the area at Humphrey and Loveland Madeira. Mr. Beck stated that there is a small apartment building located on the corner. The committee agreed that we should label that area as transitional and make the area surrounding it mixed use transitional as well.
 5. Camp Dennison area.
 - a. Mr. Johns stated that we switched the concrete plant to retail and the DOAR property as semi-public.

Mr. Johns and Mr. Snyder explained the next steps and how we will have to have a public open house with maps on display and take comments from the public on the proposed changes. He stated that the residents can walk around the displays and ask questions and then can comment on anything they see. He stated that the members of the committee would need to be there as well and stationed at each map to answer questions.

The committee agreed to set the Public Open House for Monday, January 13th from 6:00 p.m. to 7:30 p.m. in the administration building. Mr. Fowler asked what would happen after that meeting. Mr. Snyder stated that we would meet one more time to discuss any comments made from the public (February), then present the changes to the regional planning commission for their approval (March) and then present to the township trustees for their approval (April).

Meeting Adjourned 7:40 p.m.