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**MINUTES OF SYMMES TOWNSHIP LAND USE COMMITTEE**  
**REGULAR MEETING**  
**OCTOBER 15, 2019**  
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The meeting was called to order at 6:00 p.m. Members of the Committee present were: Ralph Wolfe, Byron Fowler, Jeff Reichman, and Dima Almeniawi.

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

Mr. Horvath was absent.

Mr. Johns stated that they looked at the proposed changes on the map as were discussed at the last meeting. He proposed the following changes based on our discussions from last month:

1. Loveland Madeira Road/Kemper Road area.
  - a. Matched land use to zoning behind retail frontage and industrial by railroad. Mr. Johns explained that they matched up the “E” retail areas to what types of land uses there are currently. He stated that there is a small area zoned “F” light industrial but has an “E” land use designation. The committee agreed that changing it will not have any impact.
  - b. Expanded utility to all of wastewater treatment plant.
  - c. Extended retail neighborhood south from Kemper to Hopewell. The committee agreed to change it to retail for consistency but does not think anything will happen there due to the topography.
  - d. Open Issue – Twightwee from transitional residence to Planned Mixed Use Employment. The committee talked about how there are very different uses along the river (industrial, residential and public uses). Mr. Johns asked the committee what they or the township wants to see on the river as land uses? There were mixed feelings about the existing land uses, but the committee agreed that all the land uses should be consistent along the river front in this area and be changed to planned use employment. The committee felt that it would be the most flexible no matter what the use is and would allow for a transition over to retail from the residential uses there now.
2. Glendale Milford Road/Remington Road area.
  - a. Cleaned up hodgepodge of uses south of railroad to all light industrial. Mr. Johns stated that there are many different uses in that area (U-Haul, Self-storage and an old church) but he felt it would be better to just label it all to “F” light industrial.
  - b. Matched land use to zoning at northwest corner. Mr. Johns stated that they extended the “E” retail use to the edge of the district to give greater flexibility in the use. He stated that there are some “O” office uses there now.
3. Montgomery Road Corridor.
  - a. Changed area around Cornell Road to better match existing uses. Mr. Johns stated that there are many “O” office uses along the frontage in this area with some “E” retail along Cornell. He asked the committee what they wanted to see for the church property – should we label the frontage as retail to match both uses on either side (in case the church ever leaves) or leave it a public use. He stated that Harpers Station is to the north and there are office uses to the south. After much discussion about consistency and flexibility, the committee suggested that we adopt a new classification of mixed use to allow for the greatest flexibility if needed for redevelopment of those properties along Montgomery Road in the future (east and west side to Kemper Road). The committee did discuss changing Harpers Point to all “E” retail to make it easier to redevelop for the future should the need ever arise but felt that the mixed-use category would be better. The committee also discussed the traffic along the Montgomery Road corridor in general and that the road network could not handle much more retail in this area anyway.
  - b. Changed back of Harpers Station Shopping center to General Retail from Greenspace, Agriculture. Mr. Johns stated that they moved the “E” retail color to match the property

- lines for Harpers Station. Mrs. Lapensee stated that the area between the shopping center and Hartland Subdivision is a designated green space due to a court case.
- c. Changed the amount of Greenspace, Agriculture in Glenbridge Manors to better reflect extent of open space. Mr. Johns stated that they followed the areas designated on the development plan for the greenspace that was classified behind the buildings.
  - d. Changed area near Union Cemetery Road to better reflect existing land uses. Mr. Johns stated that there were some uses around Union Cemetery and Governors Way that needed to be cleaned up (strip center near JC Penny). He stated in the current land use plan it is designated as Office but should be retail.
  - e. Changed area near Governors Way to better reflect existing land uses. Mr. Johns stated that they tried to clean up the Governors Way area to following existing land uses (which range from office, retail, multi family, single family and public/semi public uses. The committee talked at length about changing it all to retail or should it be mixed use to represent what it is now and could be changed to if necessary, for redevelopment purposes. Mr. Johns stated that we can always put text into the land use plan map to limit some of the uses that are not desirable. He stated that he would send us examples of text from another land use plan in the county.

Mr. Beck arrived at the meeting at 7:00 p.m.

4. Snyder Road area.
  - a. Changed area north of Kemper Road from Single Family Cluster to General Office. Mr. Johns stated that the area on the north side of Kemper next to the Silver Spring House is currently three office buildings.
  - b. Changed triangle north of 1-275 from Attached Single Family to General Office. Mr. Johns stated that there is currently a vacant piece of property next to Five Seasons that will probably never be used for residential. The committee discussed that an office use is probably more appropriate for the area given that it is adjacent to the interstate.
5. North of Loveland area.
  - a. Changed greenspace for Hickory Run subdivision to Greenspace, Agriculture.
  - b. Changed Loveland Castle to Scenic River Commercial.
6. Camp Dennison area.
  - a. Matched land use to zoning in triangle between bike path and Glendale Milford Road. Mr. Johns stated that he changed the land use for the area that contains the concrete plant. There was a lengthy discussion about whether to leave it retail or change it to light industrial. Mr. Beck stated that there are lot of people in the area that do not care for the plant due to the noise. The committee decided to leave it retail as currently shown on the plan and if the plant ever leaves, it could be converted to retail.
  - b. Create four corner retail intersection at Lincoln Road and Glendale Milford Road.
  - c. Designated Ohio Society of Daughters of American Revolution property as Public, Semi-Public, Institutional.
  - d. Other – there was a discussion about changing the entire area to residential instead of the public use categories. There was consensus to leave the areas marked as residential the same and the areas marked as public uses the same.

Mr. Johns asked the committee if there were any other changes that needed to be made. Mr. Fowler asked that the map be made more simple and easier for redevelopment and to go through the properties along Montgomery Road to see which residential properties made sense to switch to retail uses. He stated that he wants to create flexibility for those owners and make it easier to sell their properties if it is in a transitional area.

The committee agreed to set the next meeting for Tuesday, November 19<sup>th</sup> at 6:00 p.m. and the open house with the community will be scheduled for January of 2020.

Meeting Adjourned 8:00 p.m.