
MINUTES OF SYMMES TOWNSHIP LAND USE COMMITTEE
REGULAR MEETING
SEPTEMBER 10, 2019

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

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

Mr. Johns stated that the township hired Hamilton County Regional Planning to update the land use portion of the townships master plan. He stated that he will go over the membership expectations, ground rules, the decision-making process, and how we will all communicate. He asked that everyone introduce themselves first.

Jeff Reichman stated that he is on the Zoning Commission and is a health care consultant, Byron Fowler stated that he has lived here since 1995, a lawyer for Macys and has been on the Board of Zoning Appeals since 2017, Ralph Wolfe stated that he is an architect, lived here since 1997 and been on the Board of Zoning Appeals since 1996, Phil Beck stated that he is an architect, works for Hamilton County and is in his third term as a trustee, Bryan Snyder stated that he has worked for Hamilton County since 2000 and is the Zoning Administrator, Kim Lapensee stated that she is the township administrator and has been here since 2017 and was previously a township administrator for Butler Township in Dayton and prior to that was in the planning/zoning field, Dima Almeniawi stated that she is an architect, and Jack Horvath stated that he is on the Board of Zoning Appeals.

Mr. Johns stated that it is expected that everyone will attend all the meetings, work in the spirit of cooperation and come prepared.

Mr. Johns stated that the role of the committee is to look at the map and make recommendations to the board. He stated that the text supersedes the map and that the land use plan will be used to make land use decisions. He stated that the Regional Planning Commission will recommend denial of a land use request (zone change) if the land use plan does not match the plans proposed.

Mr. Horvath asked about annexation. Mrs. Lapensee explained how annexation works and the different tier levels of annexation.

Mr. Johns went over the ground rules of the committee. He asked that when we discuss the possibilities of land use, that we are respectful of one another. He asked that we communicate openly and share relevant information with the reasons behind why they feel they way they do.

Mr. Johns went over the decision-making process. He stated all decisions shall be made by consensus and when all efforts at reaching consensus fails, the group can decide to move to majority vote.

Mr. Johns went over the newest trends. He stated that they are seeing a lot more tear downs of older homes and rebuilding mega homes or multiple homes, retail impacts, mixed uses are more popular, walkability of communities and mixed uses and that the class B office use is now weak.

Mr. Johns went over the classifications of the map. He explained what each zoning district meant and that the double letters are PUD plans that have been approved. He stated that the land use map is not binding for a zone change but explained again how the Regional Planning Commission will deny a zone change or plans if it does not agree with the most current land use map. He stated that they will look over the boundaries of the township and transition areas and bring back those areas to discuss at the next meeting. He stated that the township had asked him to look at the Remington/126 area, the Totes building area, the Thightwee area, the castle along the river, the

property between the Five Seasons Country Club and the interstate and any other area that does not match the land use plan with the current zoning.

Mr. Johns explained that we will be having 2 more meetings to discuss the lands use options and 1 open house at the end. He stated that he will forward the map to the committee and the land use categories. He stated that the RPC will communicate via email and will send out the agenda and other review materials to the committee members in advance of the meetings.

The committee agreed to set the next meeting for Tuesday, October 15th at 6:00 p.m.

Meeting Adjourned 8:00 p.m.