
MINUTES OF SYMMES TOWNSHIP PUBLIC HEARING

AUGUST 25, 2016

The meeting was called to order at 6:30 p.m. Elected officials present were: Mr. Kenneth Bryant, Mrs. Jodie Leis, and Mr. Phil Beck

Also present: Bryan Snyder – Hamilton County Zoning Administrator and Jana Grant – Zoning Secretary.

PUBLIC HEARING:

MR. BRYANT opened the Public Hearing for Symmes #2016-01 – The Vintage Club Addition, on the east side of Montgomery Road, north of Vintage Club Blvd. and south of Harpers Point. (parcel 620-0210-0723).

BRYAN SNYDER, HAMILTON COUNTY ZONING -Advised that the zone change is from “O” Residence (with Subservient Office & Business Uses) to “EE” Planned Residence (with Subservient Retail).

Mr. Snyder advised that the Regional Planning Commission met on July 7, 2016 and approved the request with a unanimous vote. The Symmes Township Zoning Committee met on July 20, 2016 and approved with a unanimous vote.

Mr. Snyder stated that the applicant is proposing a Zone Amendment for a 0.036 acre parcel in order to provide consistency with the zoning of adjacent property within the City of Montgomery that includes the majority of the mixed-use development known as the Vintage Club and the triangular parcel in question would contain a rear corner of a proposed two thousand five hundred (2,500) sq. ft. restaurant building, as well as a dumpster enclosure and access.

Mr. Snyder advised that the area in question sits at the far northern corner of the Vintage Club development and the triangular parcel in question was in part created by the northern lot line of the restaurant site running perpendicular from Montgomery Road where the border between the City of Montgomery, Symmes Township, and the subsequent zoning district lines historically runs south from Montgomery Road, then to the west away from Montgomery Road creating the triangular area in question.

Mr. Snyder stated that the site plan meets the minimum standards of the Symmes Township Zoning Resolution and the “EE” Planned Residence district, with the following exceptions.

Section 137.3 – “EE” Height and Area Requirements. This section states that no building shall be closer than thirty (30) feet to any side property line. The applicant is proposing that the restaurant building shall be permitted to be setback eleven point seven (11.7) feet from the northern side lot line where it is required to be thirty (30) feet.

Section 355 – Dumpsters and Trash Handling Areas. This section requires that dumpster and related screening shall be in compliance with the same minimum building setbacks and screened from view of adjacent office districts to a height no greater that seven (7) feet and no less than five (5) feet. The applicant is proposing that the dumpster be permitted to be setback eight (8) feet from the northern side lot line where it is required to be setback thirty (30) feet, subject to the screening requirements of Section 344 being met.

Mr. Snyder advised that the applicant has not submitted landscaping or lighting plans and Staff finds that a lighting plan in compliance with the Zoning Resolution be submitted as part of the Final Development Plan.

MR. BRYANT state that this parcel is now being annexed by Montgomery.

Mr. Snyder stated that Montgomery had applied for the zone change process prior and the Township is required to proceed with the zone change process regardless for the potential of annexation or detachment of any portion of property in this vicinity.

Mr. Bryant asked if there was anything in this change that would impede the egress from the daycare center.

Mr. Snyder advised that nothing that is proposed on this triangle piece of property affects the daycare in any way. The daycare does not own this piece of property.

Mr. Bryant stated that this parcel is owned by Huntington Hill LLC and right now they are looking to rezone the piece and then further down the road annex it.

Mr. Bryant asked if any residents spoke at the previous meetings.

Mr. Snyder stated that there were not any residents or businesses at any of the prior meetings.

Mr. Bryant advised that the Board would take action on this in the form of a Resolution at the regular meeting on September 6, 2016.

ADJOURNMENT

MR. BRYANT made motion to adjourn at 6:42 p.m. Mr. Beck seconded the motion and the roll call vote was as follows: Mr. Bryant - 'aye'; Mrs. Leis - 'aye'; and Mr. Beck - 'aye'.

No further action was taken and the meeting adjourned at 6:42 p.m.