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**MINUTES OF SYMMES TOWNSHIP ZONING COMMISSION**  
**REGULAR MEETING**  
**OCTOBER 16, 2019**  
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The meeting was called to order at 7:00 p.m. Members of the Commission present were: Mr. Etter, Mr. Flynn, Mr. Kessler, Mr. Reichman and Mr. Singler.

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

GEORGE FLYNN made a motion to approve the Agenda. GREG KESSLER seconded the motion.

JEFFREY REICHMAN stated that he would like to add sidewalk updates to old business.

MR. FLYNN motioned that they amend the agenda to add zoning codes related to sidewalks. MR. KESSLER seconded the motion and the roll call was as follows: Mr. Etter - ‘yes’; Mr. Flynn - ‘yes’; Mr. Kessler - ‘yes’; Mr. Reichman - ‘yes’ and Mr. Singler - ‘yes’.

**FINAL DEVELOPMENT PLAN MODIFICATION:**

**TODD ETTER** called to order the public hearing for **SYMMES 91-5 J. FONNER - ZIPS CAR WASH**, to consider approval of a modification to the Final Development Plan to allow construction of a car wash development on a newly created outlot within the existing Montgomery Point shopping center located at 9460 Fields Ertel Road on the northwest corner of the Montgomery Road and Fields Ertel Road intersection.

BRYAN SNYDER stated that the rezoning petition for this site from “A” Residence to “EE” Planned Retail was originally approved by the Hamilton County Board of Commissioners as part of case Symmes 4-87 to permit retail development of the site and an entrance drive to a condominium development to the north located in Deerfield Township. The retail site was also partially in Symmes Township and partially in Deerfield Township to the north along Montgomery Road. Prior to construction of the retail development, the majority of the site (excluding the entrance drive to the Arbors of Montgomery) was approved for a Major Revision to the “EE” district as part of case Symmes 91-5; J. Fonner. This case replaced the Symmes 4-87 case and now governs the site.

Mr. Snyder stated that the development of the site was constructed in four (4) phases between 1993 and 1996 and eventually included three (3) stand-alone retail buildings, one retail strip center, and a portion of a parking lot for an outlot located in Deerfield Township. In February of 2018, the Symmes Township Commission approved a Modification to the Final Development Plan to allow conversion of the Symmes Township portion of a vacant retail to an indoor self-storage facility on the site. This modification also included the creation of a new outlot for future commercial use. The area of this proposed FDP Modification encompasses what was approved as the outlot of the development, which is currently a portion of the existing parking lot for the center.

Mr. Snyder stated that the applicant is requesting an FDP Modification to allow construction of a 4,022 square foot car wash on a previously approved outlot located along Montgomery Road. The applicant states that access to the site will be from existing center entrances, and all stacking and parking requirements have been met. The building is proposed to be constructed with brick and EFIS in earth-tone colors with an accent color band as well as false and real windows along Montgomery Road frontage for visual interest. The applicant states that there is no proposed ground mounted sign and is requesting building signage on the façade facing Montgomery Road and on the two (2) end elevations.

Mr. Snyder stated that in reviewing the proposed development, staff finds that there would be no zoning issues created by the request. The site is part of an overall Planned Development that governs the use and development of the site. Since the applicant has submitted this request for FDP approval, there are no issues with the creation of a car wash on this outlet that was previously approved as part of a FDP Modification in 2018. Further, the conditions of Resolution #882 related

to driveways, landscaping, lighting and parking would remain in effect and would apply to any future development. Additionally, the parking requirements for the remaining center were reviewed and approved as part of the previous FDP Modification that allowed creation of this outlot and the proposed development would have no impact on the parking for the overall development. The existing setback of the parking lot from Montgomery Road would be maintained and all existing streetscape landscaping along Montgomery Road would remain undisturbed.

Mr. Snyder stated that the Symmes Township Resolution includes specific standards for signage in retail districts. The standards permit 160.5 square feet of wall signage that may be located only on the Montgomery Road building elevation. The applicant has requested a variance to allow signage on three (3) elevations with two (2) being fifty-four (54) square feet, and one (1) being forty (40) square feet. This would total one hundred forty-eight (148) square feet which is below the permitted 160.5 square feet allowed. However, the Zoning Resolution does not permit building signage on multiple facades. Staff finds that allowing a variance for three (3) separate building mounted signs may set a precedent for future developments in terms of signage. However, staff also finds that this outlot is part of a larger development located at the intersection of two (2) major roads and one (1) joint access drive. Developments located on a corner lot would be permitted signs on two (2) facades instead of one. Additionally, signage facing a large shared entrance drive is a typical request. The additional signage would not likely look out of character with the area and there are no adjacent residents that would be impacted by the additional signage. The Commission will need to determine if these findings warrant the requested variance to allow additional signage.

ANNE McBRIDE 5721 Dragon Way, Suite 300, Cincinnati, OH 45227 stated that they thought it was more advantageous to orient the building towards the street. Most communities now are liking the buildings closer to the street to create a street frontage, so that is what they have chosen to do here. It is the intent to meet the twenty-five (25) foot set-back, they are not asking for any variances from that. The building itself is brick and EFIS and some other materials. The building will be earth-tone color with a red accent stripe. The spaces behind the building will be vacuum spaces and the vacuums are free with a purchase of a car wash. There are two parking spaces for the employees. The landscaping that is there today on Montgomery and the entrance drive will remain. The landscape plan that they have submitted exceeds any landscape that might be required by the Township. With regards to signage they have elected not to ask for a variance from this commission on the distribution the signage but rather to keep the signage within the compliance of the zoning resolution on the Montgomery Road elevation.

Mr. Flynn asked Mrs. McBride with regards to the signs, could she point out where they plan to put the two (2) signs and are they going to be illuminated? Mrs. McBride stated that the one sign will just say Car Wash and the other sign will just say free vacuums on the side of the building and they will be illuminated.

Mr. Flynn asked how many locations they have now in operation.

MARK BATTISTA, 127 W. Berry Street, Ft. Wayne, Indiana stated that they currently have about one hundred seventy (170) locations around the country and here in the Cincinnati area, they are probably building four (4) or five (5) right now. The hours of operation are normally 7 a.m. to 7 p.m. seven (7) days a week.

JEFFREY REICHMAN stated that he had a question about the configuration of the siting, as Mrs. McBride stated that the current interest is to have buildings directly adjacent to the roads. Did they give any other considerations to other configuration options on this site?

Mrs. McBride stated yes, they did and they actually looked at it two (2) different ways and decided that this way worked better on the site because there are circulation issues, stacking issues, to get as many vacuum stations as they could on the site and safe parking for their employees.

Mr. Etter asked if the guests drive thru themselves or do they get out of the vehicle?

Mr. Battista stated that there are two (2) kiosk stations to put in their credit cards, it is all menu driven, the gate comes up and they pull in and hook up to the conveyor, put their car in neutral and it goes thru the wash and then they have the option to vacuum.

Mr. Reichman asked what are the primary roles for the two (2) employees?

Mr. Battista stated that to bring people safely onto the track and monitor the parking lot for cleanliness and empty garbage cans.

Mr. Flynn stated that he is inclined to vote for this and he may have a couple of conditions that they ask the applicant to adhere to.

MR. SINGLER stated that it seemed like a very clean application to him and he is inclined to vote in favor.

MR. FLYNN moved to approve modification to the Final Development Plan for case Symmes #91-5; J. Fonner - Zips Car Wash, a request to allow construction of a car wash development on a newly created outlot within the existing Montgomery Point shopping center with the following conditions:

1. That the building shall meet all set-back requirements.
2. That the property shall be maintained in a first-class condition at all times.
3. That the building signage shall meet current signage zoning code along Montgomery Road.

MR. KESSLER seconded the motion and the roll call was as follows: Mr. Etter - 'yes'; Mr. Flynn - 'yes'; Mr. Kessler - 'yes' Mr. Reichman - 'yes' and Mr. Singler - 'yes'.

OLD BUSINESS

Mr. Reichman stated that at the last meeting Mr. Snyder stated that the administrator was trying to get the land use plan updated and then make modifications to the sidewalk plan. Is that still the intention?

Mr. Snyder stated that this would go through the land use first and then address the zoning second. The land use is in the process of being updated by the Land Use Committee and zoning would be the next process.

NEW BUSINESS

None

ADMINISTRATIVE MATTERS

None

ADJOURNMENT

MR. FLYNN made motion to adjourn at 7:35 p.m. MR. ETTER seconded the motion and the roll call vote was as follows: Mr. Etter - 'yes'; Mr. Flynn - 'yes'; Mr. Kessler - 'yes'; Mr. Reichman - 'yes' and Mr. Singler - 'yes'.

Approved:

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Chairperson

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Zoning Secretary