
MINUTES OF SYMMES TOWNSHIP ZONING COMMISSION
REGULAR MEETING
JANUARY 20, 2021

The meeting was called to order at 7:00 p.m. Members of the Commission present were: Ms. Bucco, Mr. Reichman, Mr. Flynn, Mr. Kessler and Mr. Singler.

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

JAMES SINGLER made a motion to elect Cynthia Bucco as Chairperson. JEFFREY REICHMAN seconded the motion and the roll call was as follows: Ms. Bucco - 'yes'; Mr. Flynn - 'abstain'; Mr. Kessler - 'yes'; Mr. Reichman - 'yes' and Mr. Singler - 'yes'.

MS. BUCCO made a motion to elect George Flynn as Vice-Chairperson. Mr. Reichman seconded that motion and the roll call was as follow: Ms. Bucco - 'yes'; Mr. Flynn - 'abstain'; Mr. Kessler - 'yes'; Mr. Reichman - 'yes' and Mr. Singler - 'yes'.

MR. KESSLER made a motion to approve the Agenda. Mr. Singler seconded the motion and the roll call was as follows: Ms. Bucco - 'yes'; Mr. Flynn - 'yes'; Mr. Kessler - 'yes'; Mr. Reichman - 'yes' and Mr. Singler - 'yes'.

MR. FLYNN made a motion to approve the October 21, 2020 minutes. Mr. Singler seconded the motion and the roll call was as follows: Ms. Bucco - 'yes'; Mr. Flynn - 'yes'; Mr. Kessler - 'yes'; Mr. Reichman - 'yes' and Mr. Singler - 'yes'.

FINAL DEVELOPMENT PLAN MODIFICATION:

CYNTHIA BUCCO called to order the public hearing for **SYMMES 96-1 MCCABE CROSSING – Thorntons** to consider approval of a modification to a Final Development Plan to allow modification of the approved streetscape area along Fields Ertel Road for construction of parking and driveway access to a proposed Thorntons convenience store and gas station. The subject property is located at 12172 Fields Ertel Road, on the southeast corner of Fields Ertel and Montgomery Road intersection.

BRYAN SNYDER stated that the zone amendment for McCabe Crossing property was originally approved in 1996 as part of case Symmes 96-1; Tepe Retail. This approval allowed for a larger expansion of the existing strip center development that had been approved in 1995 to extend southeast from Montgomery Road. This case included an expansion of building area and also the dedication of right-of-way for the realignment of Fields Ertel Road. The overall property included lots that were zoned "E" Retail along Montgomery Road but these properties were not included in the zone change request and currently remain zoned "E" Retail. One of these properties includes a small strip center at the southeast corner of the Montgomery Road and relocated Fields Ertel Road intersection. The small triangular piece of property was unbuildable on its own and included only a portion of the streetscape landscaping for the larger McCabe Crossing development.

Mr. Snyder stated that the applicant is now seeking to use both the triangular piece of property discussed above and the adjacent small strip retail property to allow construction of a new Thorntons convenience store and gas station. The majority of the development would occur on the larger "E" Residence (with Retail) portion of the site and is not subject to this Final Development Plan Modification request. Only a small portion of the driveway and four (4) parking spaces would be located within the small triangular part of the property that is zoned "EE" Planned Residence (with Retail). Only this portion of the project is subject to Zoning Commission review and approval. The proposed plan would maintain a twenty (20) foot setback from Fields Ertel Road that would include proposed trees and shrubs to provide a streetscape buffer. Other than the portion of the driveway, the four (4) parking spaces, and the landscaping, no other structures or changes are proposed for the "EE" portion of the property.

Mr. Snyder advised that the proposed development would comply with the zoning requirements for setbacks of parking areas and streetscape buffer landscaping. The vast majority of the proposed development would be located on property that is currently zoned "E" Residence (with Retail) and could be constructed as-of-right. The applicant has indicated that variances may be requested for the larger development plan but variances on the "E" Residence portion of the site would be subject to review and approval by the Board of Zoning Appeals. The extent of the development on the small triangular portion of the property zoned "EE" Planned Residence would be minimal. Additionally, the intent of the original zone change was to allow for out lots along Fields Ertel Road that were shown on the preliminary plans but were never constructed. The proposed development would be consistent with this intent and would not contain any other modifications of the approved McCabe Crossing center.

TODD SMUTZ, Project Manager with Thorntons, 2600 James Thornton Way, Louisville Kentucky stated that what was originally approved for this parcel was eleven (11) parking stalls along Fields Ertel Road. On the current site plan, they are showing four (4) parking stalls, which is seven (7) less than what was originally approved. They do need to pave in that area because they want to have access along both sides of the building. The primary access would be off Fields Ertel Road going into the rear of the store in order to be able to navigate appropriately around the store and also maintain the shared parking they have with the center.

Mrs. Bucco asked about the landscaping that would be on Fields Ertel Road.

Mr. Smutz stated that they would have a buffer landscaping along Fields Ertel Road that would obscure the four (4) parking stall areas and go around the corner along Montgomery Road. Sod and some shade trees will be placed between the landscape buffer and the four (4) parking stalls and it will also include irrigation for the landscaping.

MR. FLYNN stated that he thinks it is a nice-looking plan and from his perspective, he thinks it works.

MR. REICHMAN stated that he agrees with Mr. Flynn.

MR. GEORGE FLYNN moved to approve Final Development Modification to Symmes 96-1; McCabe Crossing - Thorntons, for modification of the approved streetscape area along Fields Ertel Road to allow construction of parking and driveway access to a proposed Thorntons convenience store and gas station on the property as submitted.

MR. SINGLER seconded the motion and the roll call was as follows: Ms. Bucco - 'yes'; Mr. Flynn - 'yes'; Mr. Kessler - "yes"; Mr. Reichman - "yes" and Mr. Singler - 'yes'.

OLD BUSINESS

None

NEW BUSINESS

None

ADMINISTRATIVE MATTERS

None

ADJOURNMENT

MR. REICHMAN made motion to adjourn at 7:28 p.m. MR. SINGLER seconded the motion and the roll call vote was as follows: Ms. Bucco - 'yes'; Mr. Flynn - 'yes'; Mr. Kessler - "yes"; Mr. Reichman - "yes" and Mr. Singler - 'yes'.

Minutes of REGULAR

Held Zoom

January 20, 2021

Approved:

Chairperson

Zoning Secretary