

**RECORD OF PROCEEDINGS**

Minutes of

*Development Committee*

Meeting

GRAPHIC VILLAGE - CINCINNATI, OH

Form 6101

Held

*27 October 2022*

**MINUTES  
DEVELOPMENT COMMITTEE  
27 OCTOBER 2022**

**Called to Order:**

Chair Warner called the Development Meeting to Order at 5:30 P.M.

**Roll Call:**

Development Members: Mike Conway, Linda Hall, and Jennifer Warner.

**Quorum Declare: 3 present, 0 absent.**

Also attending were: Development Director, Tom Hale; Clerk of Council, Jimmy John Hall; Council Member Howard Wade; Building and Zoning Code Enforcement Official, Kristie, West.

**The Agenda:**

**Motion to Adopt the Agenda** of the October 27, 2022, Development Committee Meeting moved by Mr. Conway and seconded by Ms. L. Hall.

VOICED VOTE AFFIRMED

**Motion Carries 3-0.**

**The Minutes:**

**Motion to Approve the Minutes** of the May 27, 2022, Finance Committee Meeting moved by Mr. Conway and seconded by Ms. L. Hall.

VOICED VOTE AFFIRMED

**Motion Carries 3-0.**

**Old Business:** None.

**New Business:**

**A. Forest Trucking.**

Mr. Hale explained the application submittal from Forest Trucking. The submitted plans are for a storage building. The building is proposed but there is an issue with the property line and the need for a fifty-foot set back. So, the approval is for a site plan, not a variance. Planning and Building Commission said the fifty-foot set back needs to be maintained.

Mr. Wade asked the Development Director if there will be a follow-up on the required set back?

Mr. Hale responded there will be a follow-up and all measurements will be taken.

**B. Amazon Truck Wash.**

Mr. Hale explained the location of the proposed truck wash as being at the mail center. The Commission was told this truck wash is for the smaller delivery trucks, although the door is sixteen feet high. However, it is not known what is planned to be beyond the door, that is, equipment that would reduce that height.

Ms. Warner asked about any water run off and where will water run off be collected or routed?

Mr. Hale explained this truck wash is a reclamation wash. There might be a little run off but it will go into the water lines. Information on these issues will be sought for clarity.

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C. Killian

Mr. Hale explained the conceptual drawing. The drawing indicates the type of proposed building on the property. The buildings are side-by-side duplexes. The usually way duplexes are built is bottom-to-top. The builder wants to have a planned district. However, it was clear at the Building and Zoning Commission meeting the builder did not follow the PMU text. There was another issue. The Development Director could not find the lot pins with the locating devise.

Ms. Warner asked for clarification on the PUD text in the application. Why is the text a PUD? It is being referred to as a PMU.

Mr. Hale explained the district was changed and agreed upon by the applicant, Chase Killian, at the Commission meeting from a PUD to a PMU. Also, some issues became more apparent at that meeting, namely, there were too many unanswered questions for the Commission. The application and conceptual drawing lacked information, design, and detail. The applicant explained the reason for this is found in he did not want to spend the money for apprehensions it was going to be rejected. Likewise, the property lacks a zoning digest. For example, the existing building on the property, the day care, has a zoning district and the time of the zoning change can not be located. All-in-all, this property would be better as a planned district rather than its current district, an R-3.

Ms. Warner asked the distances between the proposed buildings on the site?

Ms. Warner responded the conceptual plan is difficult to read but the distances are thirty-two feet, thirty feet, and between the development and the existing homes it is eighty feet.

Ms. Wade asked if there are any plans to develop the day care or do something with it?

Mr. Hale responded the application does not show any such plans.

Mr. Conway interjected there are some questions here for our Law Director. One would be the PUD language. Another question would be the agreement between the applicant and the Commission upon the text of PMU, which has standing, the former or later district? Also, if one member of Council abstains, what would the supra majority look like as required to override a recommendation from Commission by Council?

Mr. Hale responded with the PUD and PMU issues we currently have; we should wait to hear this case. Then, we can explain the issue to Mr. Killian and not charge a fee for a new application.

In sum, Mr. Conway instructed the Clerk of Council to get clarity from the Law Director for a supra majority with one abstaining, the application PUD vs. PMU, and advise.

Adjourn:

Adjourn at 6:45 P.M.

VOICED VOTE AFFIRMED

Motion Carries 3-0.

Jimmy John Hall
Clerk of Council

Jen Warner
Chair