

**VILLAGE OF SOUTH LEBANON
SPECIAL MEETING MINUTES
NOVEMBER 27, 2018
6:30 P.M.**

1. Mayor Smith opened the meeting at 6:30 p.m. with the Pledge.
2. ATTENDANCE

Linda Allen – Present	Bryan Corcoran - Present
Jim Boerio – Present	Bill Madison – Present
Linda Burke – Present	Rolin Spicer - Present

3. Mayor Smith opened the floor to the public. Mayor Smith asked Administrator Haddix to go over his presentation referencing the Public Hearing.

Administrator Haddix said that this is a Public Hearing for the zoning upon annexation and Plan Unit for 727 Grandin Road of approximately 64.57 acres. This is part of the River Corridor Annexation that was finalized back in February totaling 222.475 acres. At the time of the annexation, the 727 Grandin Road property was zoned M-1 Light Industrial District by Hamilton Township. On August 9, 2018, Robert C. Rhein Interests, Inc. submitted a Planned Unit Development (PUD) Preliminary Development Plan on this matter. The Village Planning Commission met on October 10, 2018 and came up with a list of ten conditions. The applicant: Robert C. Rhein Interests, Inc., Total Acreage: 64.57 acres, Total Proposed Lots: 177 over five phases, Overall Density: 2.74 lots per acre, Minimum Lot Area: 7,400 square feet. The Village's minimum standard R-3 zoning is 6,000 square feet, Minimum Lot Width: allow 55 ft. wide lots, Front Yard Setback: 30 feet. The Village's minimum standard R-3 zoning is 25 feet for the front yard, Side Yard Setback: 6 feet on either side totaling 12 feet, Rear Yard Setback: 30 feet, Open Spare Area: 11.6 acres or 17.9% of the property. The Planning Commission voted to approve the preliminary development plan with the following eleven conditions:

1. Village Administrator to develop language regarding future stub street on the east side of the property;
2. Incorporate language that the Homeowner's Association will maintain open space and storm water facilities;
3. Waive the PUD requirement of 20% open space and allow the proposed 17.9% open space area with 9.2 acres being the existing lake;
4. Waive the 60 ft. minimum lot width requirement, and allowing 55 ft. wide lots;
5. Waive the requirement of 16 ft. total side yard setback to allow 6 ft. setback on either side totaling 12 ft.;

6. Only single family lots permitted with a minimum living area of 1,200 sq. ft.;
7. Compliance with Village Subdivision Regulations;
8. Compliance with storm water management regulations with approval of the Village Engineer;
9. Conduct a traffic analysis to determine if any improvements are required on Grandin Road;
10. Execution of an agreement between the Village and the Warren County Board of Commissioners for water and sanitary sewer service;
11. Developer to provide documentation of the projected price points of the homes and proposed amenities to be provided to the residents.

Rich Arnold, McGill Smith Punshon – stated that on October 10, 2018 we had a meeting to discuss the preliminary development plan. We concur with the findings of the Planning Commission. Mr. Arnold provided an update that he expects the traffic analysis to be completed on or around December 12, 2018. Mr. Arnold clarified for those that did not attend the Planning Commission meeting item #1 where the Village Administrator is to develop language regarding future stub street on the east side of the property, there was discussion about writing language to have a stub street and the Developer is willing to do that. Regarding item #10, there would be an agreement with the Warren County Commissioners for water and sanitary sewer service. Currently, there is water on Grandin Road and Striker Road and we may have an opportunity in conjunction with stubbing the street into Honeysuckle to loop the water main system. We are still looking into this to make sure it is appropriate regarding operating pressures. The existing lake will be the prominent feature for open space and will also serve as our storm water management facility. Mr. Arnold said that he is happy to answer any questions. Haddix said procedurally if Council adopts the Ordinance it will go into effect 30 days from adoption date. At that point, the Developer would submit a final development plan and then go back to the Village Planning Commission for the final step.

Mayor Smith stated that the floor is open for public comments.

Anita Strauss 1201 Creek Cove, Maineville, OH – Ms. Strauss inquired if there has been any investigation to expand the sewer system because that would be taxpayers problem and an expensive one as far as what the EPA would require for another 176 homes. In addition, having previously served on a zoning board, it is always a good idea to give a tax break to get a tax base. How many years would the tax break be for and whom would the tax break go to. Mayor Smith stated that there is no tax break associated with this. Ms. Strauss said that is good and not so good. The traffic analysis is expected to be completed by December 12, 2018; however, your next meeting is December 6, 2018 and asked if this is a problem. Haddix said this is a preliminary plan so they will come back with a final plan, which will include the traffic analysis prior to final approval.

Mark Sousa 1470 Shawnee Run Road, Maineville, OH – Mr. Sousa stated that he is the President of the Little Miami School Advisory Council. As a resident in the area, he is opposed to this project due to the additional traffic and the wear and tear on the infrastructure. Mr. Sousa provided two handouts from the Ohio Department of Education. The first paper is a District Profile Report and the highlighted area is the Property Valuation and Tax Data section. An issue in the Little Miami School District is a lack of business development. The second paper is a stack ranking of every public school district in the county. The number jumps off the page that the Little Miami School Districts property valuation and tax data is coming from residents and farmers versus business and we need that gap narrowed. Mr. Sousa gave a quote from a Warren County meeting that he attended relating to sewer capacity in Morrow. The County Commissioner stated that the County is concerned county wide about rezoning applications aimed to build high-density housing on land where commercial or industrial development was originally planned. Mr. Sousa said that he is opposed to this and the school district is opposed to this.

Joe Rozzi, Hamilton Township Trustee – Mr. Rozzi said that he has a statement to read. On behalf of the Board of Hamilton Township Trustees, Hamilton Township Police Department, Hamilton Township Fire Department and staff, we strongly oppose the rezoning proposal of 727 Grandin Road. The issue was first brought before our board of Hamilton Township Trustees for the same rezoning request, which our residents strongly opposed due to the negative effect that it would have on their property, livelihood and safety. These additional houses will dramatically affect the residents of Willow Pond and potentially impact Miami Bluffs, Heritage and Grandin Ridge. After this, South Lebanon annexed the property to pursue the rezoning anyway with zero regard to residents. In Hamilton Township, our residents come first and they have clearly stated their aversion to this decision. With this, we declined the rezoning request. Now that you have annexed our land, it is up to you to decide the outcome to this decision. We urge you to make the moral and ethical decision that benefits the residents.

Kenny Hickey, Hamilton Township Public Works Director and Resident – Mr. Hickey expressed his concerns on the Public Works side. With possibly stubbing into Willow Pond, that causes more of a traffic problem for us. Hamilton Township passed a road levy this past year and this project will further disintegrate the road and put additional traffic on State Route 48 & US 22, which is already a bottleneck. Mr. Hickey said he wanted to express his concerns on the infrastructure.

Darlene Basone 524 Ridgeview Lane, Maineville, OH – Ms. Basone said they have already complained to Hamilton Township about the traffic. With 177 new homes and an average of 2 cars per home, that will be an additional 354 cars on the road. Mr. Basone stated she understands that the Peters Cartridge property will have condos, apartments and a brewery, which means more traffic. The bridge is to be replaced and if it's closed, where will the construction traffic be

routed to. Ms. Basone said that you need to look ahead at what is good for the residents who are already here paying taxes in Warren County. We don't need another subdivision.

Kathy Maurer 482 Ridgeview Lane, Maineville, OH – Ms. Maurer stated that she agrees that the traffic is already bad at the cut-through to Kroger in order to avoid State Route 48. We are not residents of South Lebanon but you have taken away our ability to have a say in our neighborhood.

Mayor Smith closed the public hearing.

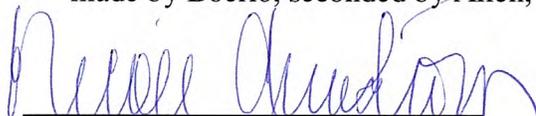
4. ORDINANCE 2018-20 FIRST READING: AN ORDINANCE APPROVING ZONING MAP AMENDMENT UPON COMPLETION OF ANNEXATION AND APPROVING THE PLANNED UNIT DEVELOPMENT (PUD) PRELIMINARY DEVELOPMENT PLAN AT 727 GRANDIN ROAD CONTAINED IN THE RIVER CORRIDOR ANNEXATION IN ACCORDANCE WITH SECTION 15.7.13 AND SECTION 15.14.15 OF THE VILLAGE ZONING REGULATIONS
5. ORDINANCE 2018-18 THIRD READING: AN ORDINANCE SETTING THE AMOUNT OF DEPOSIT REQUIRED FOR UTILITY SERVICE IN THE VILLAGE OF SOUTH LEBANON

A motion to adopt made by Boerio, seconded by Madison, all yeas.

6. AUTHORIZATION OF INVOICES

A motion made by Boerio, seconded by Madison, all yeas.

7. Mayor Smith asked for a motion to adjourn the meeting at 6:53 p.m. A motion made by Boerio, seconded by Allen, all yeas.



Nicole Armstrong, Fiscal Officer



James D. Smith, Mayor