

PLANNING COMMISSION AGENDA



**Planning Commission Meeting
6:30 PM Tuesday, October 2, 2018**

**Village Administration Building
99 High Street
South Lebanon, Ohio 45065**

	Agenda Item
1.	Call to Order
2.	Pledge of Allegiance
3.	Roll Call
4.	Open Forum
5.	Review and Approval of Minutes A. Minutes of August 29, 2018
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 18-13P: Zoning of River Corridor Annexation properties (per Sec. 15.7.7 Recommendation by Planning Commission and Sec. 15.7.13 Zoning Upon Annexation)
9.	Communications
10.	Adjournment

Members of the public may address the Planning Commission during the Open Forum segment of the agenda and shall be limited to five minutes each. After the speaker concludes remarks, the Planning Commission may comment or ask questions at that time. The Chairperson may at his or her discretion restrict duplicate testimony on a particular subject.

**VILLAGE OF SOUTH LEBANON
MEMORANDUM**

TO: Planning Commission
FROM: Jerry Haddix, Village Administrator
RE: Case 18-13P, Zoning of River Corridor Annexation parcels
DATE: October 1, 2018

One of the items on the agenda for the October 2nd meeting is the recommendation of zoning upon annexation to the Village Council for the properties included in the River Corridor Annexation completed earlier this year.

Background

On February 20, 2018, the annexation known as the “River Corridor Annexation” was recorded in the Warren County Recorder’s Office. This annexation included several parcels in Hamilton Township including the Peter’s Cartridge Factory property. Attached is the plat of the annexation. The Peter’s Cartridge Factory was previously rezoned by Hamilton Township as R-3 Planned Unit Development (PUD) to include commercial as well as multi family units. Attached is the documents from Hamilton Township relating to this rezoning.

The property at 727 Grandin Road (Parcel# 16-05-100-001) will be coming as a separate PUD rezoning. The Planning Commission public hearing is scheduled for October 10, 2018.

Code Analysis

Pursuant to Sec 15.7.13 Zoning Upon Annexation, any lots, tracts, or lands are not subject to zoning at the time of their annexation, they shall be classified into whichever districts established by these Regulations most closely resembles the existing uses at the time of the annexation.

Any lots, tracts, or areas which are subject to zoning at the time of their annexation shall be classified as being in whichever district established by these Regulations most closely resembles the zoning district that existed in the annexation.

Zoning Process

Before Council may accept the zoning of annexed properties, the Planning Commission shall make a recommendation to the Village Council.

Staff Review

Several properties, primarily of Little Miami Bike trail owned by the Ohio Department of Natural Resources (ODNR) were not previously zoned. The Village’s Residential Flood Plain (RFP) zoning district most closely resembles the existing use. The Township’s M-1 & M-2 districts most closely

resembles the Village's I-1 zoning district. One property located at 834 Grandin Road was zoned R-1 by the Township and should be R-1 in the Village as well.

The Township approved the Peter's Cartridge Factory Stage 1 PUD (see attached) which is equivalent to the Village's Preliminary PUD plan. The conditions approved by the Township should be approved.

Recommendation

Staff recommends that the Planning Commission recommend to the Village Council that they accept the zoning classifications for the River Corridor Annexation as listed on the attached sheet with the exception Parcel# 16-05-100-001 which will be rezoned separately from this action. Staff recommends that the Planning Commission recommend the acceptance of the PUD conditions approved by Hamilton Township.

Attachments

River Corridor Annexation Parcel Zoning
Hamilton Township Documents re: Peter's Cartridge Factory
Copy of River Corridor Annexation Plat