

PLANNING COMMISSION AGENDA



**Planning Commission Meeting
6:00 PM Thursday, July 22, 2021**

**South Lebanon Municipal Building
10 N. 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 June 28, 2021
6.	Public Hearing – None
7.	Old Business A. None
8.	New Business A. Case 21-07P.- Revision to Final Development Plan (FDP) for Peters Cartridge Factory, 1411 Grandin Road.
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
10 N. High St. South Lebanon, Ohio 45065
Ph:(513)494-2296 Fax:(513)494-1656
www.southlebanonohio.org

Planning Commission Meeting
MEETING MINUTES
Monday, June 28th, 2021 @ 6:00pm

Members Present:

Jim Smith
Bill Madison
Susanne Mason

Members Absent:

Darrick Zucco
Tom Hunsche

Staff:

Jerry Haddix
Administrator
Deanne Haltman
Clerk

1. Call to Order by Mr. Smith, Vice Chairman, at 6:00 p.m.
2. Roll Call, ALL YEAS
3. Pledge of Allegiance
4. Open Forum
5. Review and Approval of Minutes for May 26th, 2021. Approved 1st by Mr. Madison, Seconded by Ms. Mason. Vote was taken ALL YEAS.
6. Public Hearing – None
7. Old Business- None
8. New Business
 - a. Case- 21-06P: Application for Final Development Plan- Redwood Living LLC, 41.031 acres on Mason-Morrow-Millgrove Road (Parcel # 12-010151-013) Mason-Morrow-Millgrove Road.
 - b. Mr. Haddix approaches the podium, stating this is the case concerning Redwood Homes located on Mason-Morrow-Millgrove Road, He states on August of 2020, The Village Council, upon recommendation of the Planning Commission approved the rezoning and preliminary development plan of the property located along Mason-Morrow-Millgrove Road as shown on the drawings from I-1 -Light Industrial District to R-3 PUD Single and Multi-Family Residential Planned Unit Development. Redwoods USA, LLC is proposing to construct 111 two-bedroom apartments in 21 single story buildings. The Final Development Plan was sent to various agencies with only receiving response from Choice One Engineering as of this time.

- c. The Applicant has submitted a final development plan and proposing 111 units on 40.79 acres with a density of 2.72 units per acre and 26.3 acres of open space. The open space percentage of 64% which is greater than the required 20%.
- d. On June 11, 2021, the Applicant submitted a request for a Conditional Letter of Map Revision (C-LOMR) to Federal Emergency Management Agency (FEMA) to revise the floodplain maps. The approval of this request will also be required to obtain a flood development permit from the Village as well as condition of Final Development Plan approval.
- e. A review letter is included from Village Planning Consultant and Choice One Engineering, The Applicant has responded to the review letter and Applicant's responses are being reviewed by Choice One Engineering.
- f. The Applicant will also as a condition of approval will be required to obtain stormwater regulation permits through Warren County and the Ohio Environmental Protection Agency. Mr. Haddix at that time states his Staff recommends the approval of the Final Development Plan with the following PUD conditions.
 - 1. Address all comments from Choice One Engineering
 - 2. All streets within this development will be privately maintained.
 - 3. Comply with all stormwater and erosion and sediment control regulations.
 - 4. Meet Village and FEMA floodplain permitting requirements.
 - 5. Address any comments of the Union Township Fire Department.
- g. Mr. Madison recommends the approval of the Final Development Plan presented by Mr. Jerry Haddix, Village Administrator, contingent on all conditions are approved. Approved 1st by Mr. Madison, Seconded by Ms. Mason. Vote taken ALL YEAS.
- 9. Communications-
Mr. Smith informs Planning Commission he had the pleasure of speaking with the owner of the new McDonald's and how their beginning had been outstanding. Also spoke about the progress of G.E. Credit Union and Waffle House.
- 10. Adjournment-
Approved 1st by Mr. Madison, Seconded by Ms. Mason, Vote taken ALL YEAS.

Darrick Zucco – Chairman

Deanne Haltman - Clerk

VILLAGE OF SOUTH LEBANON MEMORANDUM

TO: Planning Commission

FROM: Jerry Haddix, Village Administrator

RE: Case 21-07, Revision of Preliminary Development Plan for Peters Cartridge Factory, 1411 Grandin Road

DATE: July 19, 2021

On the agenda for the July 22nd meeting is the review of a revision to the final development plan (PDP) for Peters Cartridge Factory mixed use development. The application was submitted by Cartridge Brewing, LLC. The current property owners are PCF Apts LLC.

Background

Previously, the Planning Commission and Village Council approved the rezoning and preliminary development plan (PDP) and Final Development Plan for the Peters Cartridge Factory development at 1411 Grandin Road, which consisted of the renovation of the existing building into multi-family and retail space in the Village of South Lebanon.

Cartridge Brewing, LLC (Applicant) has submitted a revision to the approved Final Development Plan (PDP) for the property at 1411 Grandin Road. The Applicant is proposing to add a 495 s.f. patio to add an additional 15 to 27 customers to the existing brew pub.

Code Analysis

Pursuant to Sec 15.14.22 Amendments to Plan, at any time after the approval of a preliminary plan or a final plan of a development area, the owner or owners may request an amendment of their plans; the request of such amendment shall be filed with the zoning administrator and one (1) copy filed with the clerk of council. If such amendment, as determined by Planning Commission, represents a departure from the intent of, or a major departure from the substance of, the preliminary plan, such amendment shall then be subject to the same procedure and conditions of approval as the original application. For the purposes of this section, a "major departure from the substance of a preliminary plan" shall include, but not be limited to, an increase in or relocation of areas planned for a particular use or the addition of a use not included in the approved preliminary plan.

Zoning Process

The Planning Commission shall determine if the proposed revisions depart from the intent of the original plan or a major departure in substance from the approved plan.

Staff Review

The Applicant has submitted a revision to the FDP for the Peters Cartridge Factory development with the following changes:

1. Addition of a 495 s.f. patio area on the west side of the existing facility.

Recommendation

Due to the existing consistency with the existing use and the minimal, non-invasive addition, Staff recommends that the Planning Commission determine that the proposed change to the Peters Cartridge Factory development, in particular the Cartridge Brewing facility, is NOT a major departure from the previously approved Final Development Plan.

Attachments

Planning Commission Application
Cartridge Brewery Patio Plans

VILLAGE OF SOUTH LEBANON PLANNING COMMISSION APPLICATION

1. Application Type: (check the appropriate box) (all plans must be folded when submitted)

<input type="checkbox"/> Draft Plan-Discussion Only	<input type="checkbox"/> Preliminary PUD
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Final PUD
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Construction Drawings. (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/> Lot Split
<input type="checkbox"/> Preliminary Plat (Please complete Fee Schedule form on Page 2)	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Final Plat or Replat	<input type="checkbox"/> Special Meeting
<input type="checkbox"/> Right-of-Way Dedication Plat	<input type="checkbox"/> Other:

(See Page 3 for complete Fee Schedule and Submittal Requirement Information)

2. Development Information:

Development/Business Name: <u>CARTRIDGE Brewing, LLC, Peters Contracting factory.</u>	
Type of Business/Project Description: <u>Brewery</u>	
Location: <u>1411 Grandin Rd, Mansville OH 45039</u>	Size of Building:
Current Zoning:	Rezone to: <u>/</u>
Total Acreage:	Acres to be Rezoned: <u>/</u>
Number of Employees: <u>>54</u>	Number of Fleet Vehicles: <u>/</u>
Current Owner of the Property	
Name: <u>PCF Apts LLC (CRS LLC)</u>	Project Contact (Architect, Engineer, Planner)
Address: <u>1527 Madison, Ste B</u>	Name: <u>Jeff Wood, Furlong Construction</u>
City: <u>Cincinnati</u> State: <u>OH</u> Zip: <u>45206</u>	Address: <u>12 Price Ave</u>
Telephone: <u>513-241-6863</u> Fax: <u>/</u>	City: <u>Englewood</u> State: <u>KY</u> Zip: <u>41018</u>
Telephone: <u>859-647-2999</u> Fax: <u>/</u>	
Applicant(s): <u>Cartridge Brewing</u>	
Address: <u>1411 Grandin Rd</u>	
City: <u>Mansville</u> State: <u>OH</u> Zip: <u>45039</u>	
Telephone: <u>513-913-8455</u> Fax: <u>/</u>	
Please Print Applicant's Name Here: <u>John J. Hackbart</u>	
* Applicant's Signature: <u>[Signature]</u>	

* Applicant is responsible for payment of all fees (See Fee Schedule and Footnotes on Pages 3 and 4 respectively.)

TO BE COMPLETED BY THE VILLAGE OF SOUTH LEBANON

Application Number: _____	Date of Planning Commission Meeting: _____
Fee Paid: _____	Drawn: _____ Check #: _____ Date: _____ Initial: _____
Legal Notices Advertised: _____	Mailed to Surrounding Property Owners: _____

3. Rezoning and Preliminary PUD Plan Requests

Surrounding Property Owners: Please list the names and addresses of all Owners of Real Property within 300 feet of any part of the property as such names and addresses appear on the most recent tax duplicate on 2 sets of mailing labels. (See submittal requirements on page 3).

4. Signatures Required

By signing this application, I attest under penalty of law that all the information given above is correct to the best of my knowledge.

Please Print Applicant's Name: Rylee J. Hackbart, Majority Partner, COO

Applicant's Signature: [Signature] Date: 7/13/2021

Property Owner's Signature: [Signature] - McNeal Date: 7/15/2021
[Signature] - Perre Cartridge
Perre, LLC

5. Fee Determination for Construction Drawings and Preliminary Plat Submittals

Please create a detailed breakdown of the estimated infrastructure breakdown cost for the project and attach it to this application. For Construction Drawings complete Item 1 and for Preliminary Plats complete Item 2.

Total Infrastructure Cost \$ _____ (A)

1 - Construction Drawing Fee Breakdown

1.25% of Total Infrastructure Cost* (Line A x 0.0125) \$ _____ (B)

1.50% of Total Infrastructure Cost** (Line A x 0.015) + \$ _____ (C)

Application Fee + \$ 150.00 _____ (D)

Total Construction Drawing Fee (Line B + C + D) \$ _____ (E)

2 - Preliminary Plat Fee Breakdown:

0.25% of Total Infrastructure Cost* (Line A x 0.0025) \$ _____ (F)

Application Fee + \$ 150.00 _____ (G)

Total Preliminary Plat Fee (Line F + G) \$ _____ (H)

Total Paid with Application/Submittals (Line E+H) \$ _____

* Due upon submittal

** Due prior to construction

PROPOSED OUTSIDE
ALTERATIONS FOR:

ARCHITECT:

30

YEARS

1991 2021

K | B | A

K B A Incorporated ARCHITECTS

P (513) 752-7800
F (513) 752-7833
29 High Street
Milford, OH 45150

STRUCTURAL ENGINEER:

Structural Consultants
ADVANTAGE GROUP
ENGINEERS, INC.

Advantage Group Engineers

1527 Madison Road
Cincinnati, Ohio 45206
Phone: (513) 396-8900
Fax: (513) 396-8903

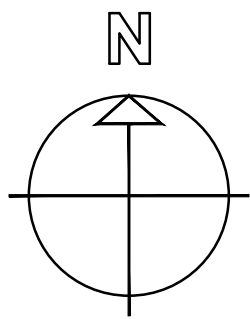
GENERAL CONTRACTOR:



FURLONG BUILDING
12 PRICE AVENUE
ERLANGER, KY 41018
PHONE: (859) 647-2999

VICINITY MAP

PROJECT
LOCATION



CARTRIDGE BREWING

1411 GRANDIN ROAD

MAINEVILLE, OH 45039



BUILDING & CODE INFORMATION

APPLICABLE BUILDING CODE		
2017 OHIO BUILDING CODE / ICC A117.1 - 2009		
LOCATION		
WARREN COUNTY, OHIO		
USE GROUP - EXISTING TENANT		
NON-SEPARATED MIXED USE "A-2" - ASSEMBLY, "F-2" FACTORY (BREWERY)		
TYPE OF CONSTRUCTION - SHELL BUILDING		
IA		
OCCUPANT LOAD (EXISTING, INCLUDING 1045 SF OF OUTDOOR PATIO)		
322		
AREA AND OCCUPANT LOAD (EXPANDED PATIO)		
495 SQUARE FEET / 15 = 27 OCCUPANTS		
TOTAL OCCUPANT LOAD		
349		
TOILET FIXTURE COUNT		
349 TOTAL OCCUPANTS (175 MEN AND 175 WOMEN)		
WATER CLOSETS (MALE)	1 PER 75 = 3 REQD	4 PROVIDED
WATER CLOSETS (FEMALE)	1 PER 75 = 3 REQD	4 PROVIDED
LAVATORIES	1 PER 200 = 2 REQD	6 PROVIDED
DRINKING FOUNTAINS	1 PER 500 = 1 REQD	FREE WATER IS PROVIDED AT BAR
SERVICE SINK	1	1 PROVIDED

GENERAL NOTES

- ALL DIMENSIONS, FOR NEW CONSTRUCTION, ARE TO FACE OF CONCRETE, FACE OF STUDS OR COLUMN CENTERLINE UNLESS OTHERWISE NOTED. DIMENSIONS TO EXISTING CONSTRUCTION ARE TO THE EXISTING FACE.
- CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL REPORT ANY CONFLICTS TO THE GENERAL CONTRACTOR IMMEDIATELY.
- EXPOSED INSULATION SHALL HAVE A FLAME SPREAD OF 25 OR LESS AND A SMOKE DEVELOPED RATING OF 450 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS OR HER OWN SAFETY, BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
- A MINIMUM OF 44" AISLES SHALL BE MAINTAINED THROUGHOUT.
- LOW HANGING SIGNS, LIGHTS, AND SIMILAR ITEMS SHALL NOT BE INSTALLED IN LINES OF EGRESS.
- DO NOT SCALE THESE DRAWINGS. REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT.**
- CONTRACTOR TO VERIFY ALL EXISTING CONSTRUCTION FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.**

SHEET INDEX

A0 COVER SHEET

ARCHITECTURAL

- A1 SITE PLAN, PATIO PLAN, RAILING PLAN, TRELLIS PLAN
- A2 SECTIONS, ELEVATIONS
- A3 STRUCTURAL NOTES

ELECTRICAL

- E1 ELECTRICAL LIGHTING PLAN, SCHEDULES.
- A2 SCHEDULES, SINGLE LINE DIAGRAM

K | B | A

K B A Incorporated ARCHITECTS
CINCINNATI OHAMA

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SHEET CONTENTS:



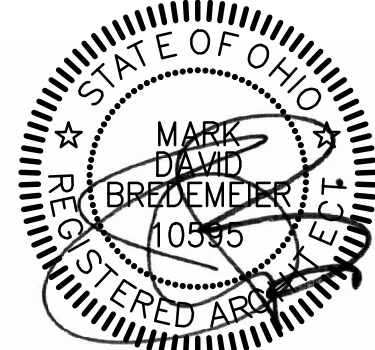
Proposed Outside Alterations for:

CARTRIDGE BREWING

1411 Grandin Road
Maineville, Ohio 45039

REV. DATE CK'D

Drawn By: Checked:



MARK DAVID BREDEEMEIER
IDENTIFICATION NUMBER: ARE 9410595
EXPIRATION DATE: 12/31/21

Date: 07.06.21 Job No:

A0

of:

