

Village of South Lebanon

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**Planning Commission Meeting**

**MEETING MINUTES**

**Wednesday, October 10th, 2018**

**Members Present: Members Absent: Staff:**

Darrick Zucco Dennis Rees Jerry Haddix,

Tom Hunsche (Arrival – 6:15pm) **Administrator**

Bill Madison Brianna Koutny,

Jim Smith **Clerk**

1. Call to order at 6:00p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum : None
5. Public Hearing : Zoning upon annexation for 727 Grandin Rd. from M-1 Light Industrial (unincorporated zoning, Hamilton Township) to R-3 Planned Unit Development (PUD)
* Administrator, Jerry Haddix presents the public notice that was published in the Cincinnati Enquirer on September 21st, 2018.
* Chairman Darrick Zucco opens the floor to the public hearing.
* Richard Arnold of McGill Smith Punshon Design at 3700 Park 42 Dr. Cincinnati, Ohio 45241 states Steve Bosse of Robert C Rhein Interests at 1721 Old Farm Dr. is also in attendance and clarifies that Robert C. Rhein Interests, who is the application on the above-listed property. Arnold explains the property is proposed to consist of 177 single family homes, with sanitary sewer being located on Striker Rd. and water mains located on both Striker and Grandin Rd. He states that the project has already been submitted to Warren County Board of Commissioners for water and sanitary sewer service and has agreed to draft a legal agreement for said service. Arnold highlights comments regarding the project, and states he is aware of the requirement that water areas are not to exceed 50% of the required space, but stresses that the lake that is located on the property will be a spectacular amenity for the residents. Due to the size of the lake, it will provide ability to fish, build a walking path, etc. He stresses that the size will act more as a benefit rather than a determent to the project. He requests that the Planning Commission make a recommendation to waive the 20% requirement, due to the benefit it poses. Arnold also requests that the open space requirement of less than 5 acres of open space be waived. Arnold states they are in agreement with recommendation items 1, 2, 4, and 6. Arnold expresses concern with item 5 regarding installation of a stub street being placed on the east side of the property into vacant land. His concern is due to the land being in Hamilton Township who is wanting the land to remain a manufacture type use. He expresses concern with heavy tractor and semi-trailer traffic, and inconveniencing future residents. Administrator Jerry Haddix suggests changing the wording in the legislation to reflect a more specific instruction. Arnold asks if it is possible to plat the streets as is and implement a paper street that could be executed in the event that the property to the east of the subdivision were to develop as a residential use. Steve Bosse approaches the podium, and states that he is in agreement with that change, and also states the street is subject to termination in the event that no changes are made to the east side property. Planning Consultant Kim Lapensee asks if there has been a traffic analysis. Arnold states there has not been analysis completed at this time. Lapensee expresses concern with only having one exit for 177 lots, and causing a heavy traffic increase, and stresses the benefit of having a second exit on the east side for that reason.
* Arnold recaps main points for Board Member, Tom Hunsche who arrived at 6:15pm.
* Chairman Darrick Zucco asks if there are any other comments for the public hearing. Hearing none, he closes the floor to public hearing.
1. Old Business : None
2. New Business :
3. Case 18-14P : Zoning upon annexation and PUD Rezoning - 727 Grandin Rd. (per Section 15.7.13 Zoning Upon annexation and Article 14 Planned Unit Development District) –
	* Administrator, Jerry Haddix states this project is part of the River Corridor Annexation that was finalized on February 22nd, 2018. Haddix explains that Robert C. Rhein Interests has applied for an R3 PUD consisting of 177 single family lots over a 7 phase period. Haddix states that the process will include the Planning Commission holding a public hearing with publication in a newspaper fifteen (15) days prior to the public hearing. The Planning Commission is then to provide a recommendation to the Village Council. He states that all property owners within 300 ft of the annexation were notified of the public hearing 20 days prior to said hearing. Haddix explains that the density of 2.74 units per acre and 11.6 acres of open space, despite some allowances for a narrower lot, 55 ft is 5 ft less than the required minimum 60ft lot width. Haddix states that Planning Consultant, Kim Lapensee has reviewed the preliminary Development plan and opens the floor to her comments.
	* Kim Lapensee, Village of South Lebanon Planning Consultant states that her recommendations are based on surrounding subdivisions and keeping them compatible with each other. She recommends that the PUD meet all subdivision requirements, storm water quality requirements, completion of a traffic analysis on Grandin Rd. In regard to a stub street, she recommends implementing a paper street, but including a condition in the construction drawing stating the street did not have to be built. She asks the applicants how long they are predicting build out. They respond with 5-6 year build out time. Based on that answer, she recommends a 5 year time on the condition of the stub street. Lapensee asks applicants about price points, and if it will be compatible with surrounding subdivisions. Applicants state the range will start from the upper $200,000 to upper $300,000 range. Chairman, Darrick Zucco asks for comments on the minimum living area of each lot. Applicants state the living space will start at 1200 sq. ft. and will range to 2500 sq. ft. Lapensee states that the Village Zoning code requires side yard set backs to be 16 ft. and the applicants are proposing 12 ft. which will require a waiver of the requirement or a change in the proposal. Lapensee states the rear yards to the south and west will need to be 40 ft. along with frontage having a minimum requirement of 60 ft. when the applicants are only proposing 55ft. She again recommends a waiver of the requirement, or a change to the PUD. Chairman Darrick Zucco asks what Lapensee is seeing in surrounding areas. She states she is seeing larger lots consisting of 12,000 to 14,000 sq. ft. lots as opposed to 7,000 sq. ft. lots in the proposed application.
	* Haddix states the property lots will consist of 30 ft setbacks, when the Village Zoning Code only calls for 25ft. which will increase the driveway length. Lapensee stresses future development be thought of during the development of the original zoning process regarding these lots. Darrick Zucco asks for comment on the open space requirement. Lapensee responds with recommending waiving the requirement due to the benefit of the current layout. Lapensee recommends that the legislation requires HOA maintains the open space and the storm water. Haddix states that will be added to the legislation. Bill Madison asks if the roadways will be public, Lapensee responds by saying the roadways will be public. Zucco asks for any additional comments. Bill Madison states that developing the surrounding areas as residential will complement the area further. Zucco asks for comments on the traffic concern on Striker Rd. and Grandin Rd. Lapensee responds by saying the traffic analysis will determine what needs to be implemented for smoother traffic flow. She recommends sidewalks on the front end of the subdivision per the Zoning Code. Jerry Haddix states he will revisit. Lapensee states it would be a good planning practice to consider sidewalks for future development. She states it will complement the existing bike path, and Peters Cartridge Project.
	* Richard Arnold clarifies that the south lots on Willow Grove subdivision are only 55ft. wide and the plans are matching with existing lots. Lapensee states the code shows 60 ft. requirement. Haddix states there have been other PUD’s in the Village of less than 60 ft. and the requirement has been waived, and approved in the past.
	* Darrick Zucco clarifies that a motion is being made to approve with the following conditions:
4. Village Administrator to develop language regarding paper stub street implementation
5. Incorporate language that HOA will maintain open space and storm water facilities
6. To waive the PUD requirement of 20% open space and allow the proposed 17.9% open space area with 9.2 acres being the lake
7. Waive the 60 ft. minimum lot requirement, and allowing the 55 ft. lots
8. Waive the requirement of 16 ft. total side yard setback to allow 6 ft. setback on either side totaling 12ft.
9. Minimum living area of 1200 sq. ft.
10. Compliance with Subdivision Regulations
11. Compliance with storm water management regulations with approval of the Village Engineer
12. Conduct a traffic analysis to determine if any improvements are required on Grandin Rd.
13. Execution of an agreement between the Village and the Warren County Board of Commissioners for water and sanitary sewer service
14. Developer to provide documentation pf the projected price points of the homes and proposed amenities to be provided to residents.
	* A motion was made to approve with the above-listed conditions by Darrick Zucco and seconded by Jim Smith. A vote was taken. All YEAS.
	* Administrator, Jerry Haddix states the recommendation will go to council, and upon approval will come back to the Planning Commission for final development plan approval.
15. Communications: None
16. A motion was made to adjourn by Jim Smith and seconded by Bill Madison. A vote was taken. All YEAS.

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Darrick Zucco – Chairman Brianna Koutny – Clerk