

MINUTES OF MEETING
INDIAN HILL PLANNING COMMISSION

May 16, 2017

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, May 16, 2017 at 7:00 p.m. in the Council Chambers of the Village Administration building.

Members Present: Paul F. Madden
Richard C. Wiggers
Abbot A. Thayer
Joseph W. Rhodenbaugh
Rita M. Stolper

Members Absent: None

Officials Present: Jonathan D. West, Assistant City Manager

Visitors Present: Mike Wentz, Wentz Design
Beth Brendamour, 6105 Park Road
Doug Brendamour, 6105 Park Road

Chairman Madden, calls the meeting to order and asks for those in attendance to please stand, raise their right hand, and be sworn in prior to presentation of the cases.

Item Number 1: Minutes and Findings of Fact for the April 18, 2017 meeting: Chairman Madden asks for comments or corrections to the April 18, 2017 Planning Commission minutes and Findings of Fact. There being none, Mr. Thayer made a motion to approve the minutes. Mr. Wiggers seconded, and the motion was approved by a unanimous voice vote.

Item Number 2: Case #17-005: Mike Wentz, on behalf of Eric and Allison Kahn, is requesting Planning Commission authorization to construct a new single family residence on a non-conforming lot of record per **Section 81. Lot of Record** of the Indian Hill Zoning Ordinance. The subject property is located at 6175 Park Road.

Mr. West states that the case was tabled at the March 21, 2017 meeting and then again at the April 18, 2017 meeting at the request of the Village's Legal Counsel. The public hearing will resume at a special meeting scheduled for Tuesday, May 23, 2017 at 7:00 p.m.

Item Number 3: Case #17-008: Mike Wentz, on behalf of the owners Jared and Bridget Davis, are requesting Planning Commission authorization for the expansion of a non-conforming home on a non-conforming lot to tear down the existing detached

garage and construct a new attached garage in the same location. The subject property is located at 7727 Shawnee Run Road.

Mr. Wentz notes that the applicants were before the Commission on November 15, 2016 to do an addition to the rear of the home. A variance was needed because the entire home sits in front of the front yard setback. The variance was granted by the Planning Commission at that meeting.

Mr. Wentz explains that the owners are preparing the house to be a market home. In reviewing the property, the owners feel that the existing older garage will not work for the needs of the current market. Therefore, they would like to tear down the existing detached garage and construct a new attached garage in the same location. The plans have only slightly changed from what was approved by the Commission in November. The footprint of the proposed garage has increase by about 2' on both sides from what currently exists, and it has been shifted over a couple of feet to allow for a little more space in the mudroom. The revised plans also include a walkout to the rear of the basement. All of the proposed changes meet the required setbacks, so no variance is being requested.

Staff Report: Mr. West notes that on November 15, 2016 the Commission approved a variance for the construction of an addition behind the existing non-conforming home on a non-conforming lot. The addition would connect the existing home to the existing detached garage.

Mr. West states that the subject property is a non-conforming lot located in District "C" – one acre minimum (subject property contains 0.794 gross acres and 0.68 net acres) and has a non-conforming lot width of 120' where 150' is required. There is an existing 40' ingress/egress & utility easement that runs down the east side property line from the front to the rear of the lot.

The existing home contains two bedrooms, one bathroom, breakfast room, kitchen, and living room. The existing home is non-conforming with a front building setback of 26.4' from the right-of-way line (75' front yard setback is required). The home is 8.3' from the west property line where a 20' side yard setback is required. The home meets the rear and east side yard setbacks. The home was built in 1936, prior to zoning in the Village (1945). The home sits entirely in front of the minimum 75' front building setback.

Mr. West explains that what is outlined in the Staff Report for the proposed addition is the same as what was written for the November report with the exception being the added space in the basement and the walkout, which all conform with the required setbacks.

The proposed change is to demo the existing 21' wide X 22' deep detached garage and construct a new 24' wide X 22'-6" deep attached garage in the same location. The new garage will have the same shingles and Hardie Plank siding as the proposed additions.

Staff has notified the adjacent property owners. One resident contacted Staff, but only to inquire about the request.

After brief discussion, Mr. Thayer made a motion to approve the request. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote.

Item Number 4: Other Business: Discussion on Zoning Code Text Amendments – The Planning Commission reviewed draft text amendments to the Indian Hill Zoning Ordinance and proposed changes to the Property Owner's Affidavit.

Mr. Thayer made a motion to present the proposed changes to the Law Committee of Council for their review and consideration. Mr. Wiggers seconded, and the motion was approved by a unanimous voice vote.

There being no further business to come before the Commission, Mr. Thayer made a motion to adjourn. Mr. Wiggers seconded, and the motion was approved by a unanimous voice vote.

Respectfully submitted,

Paul F. Madden, Chairman

ATTEST:

Jonathan D. West, Secretary Pro-tem