

MINUTES OF MEETING

INDIAN HILL PLANNING COMMISSION

October 17, 2017

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, October 17, 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: Eric & Susan Holzapfel, 7325 Cayuga Drive

Chairman Madden calls the meeting to order.

Item Number 1: Minutes for the August 15, 2017 meeting: Chairman Madden asks for comments or corrections to the August 15, 2017 Planning Commission minutes. There being none, Mr. Thayer made a motion to approve the minutes. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote.

Item Number 2: Other Business: Discussion on the Indian Hill Subdivision Ordinance, Section 13.2.2 Lot Abutment – Mr. West supplied members with a copy of the current language in Section 13.2.2 along with an ordinance that was passed in 1987 amending the subdivision ordinance which gave more flexibility to the Planning Commission when reviewing lots behind a lot.

Mr. West states that he was contacted by Mr. Eric Holzapfel regarding this section of the code and how it relates to another parcel on Indian Hill Road and throughout the Village.

Mr. Holzapfel explains that he and his wife live at 7325 Cayuga Drive but previously lived at 7315 Indian Hill Road and have since then transferred the property to their son.

Mr. Holzapfel makes reference to a letter dated September 8, 2005 that he sent to Mr. Roger Fry, Chairman of the Law Committee of Council at that time, expressing concern with how subdividing and developing a lot might negatively affect adjacent property

owners and how certain situations could be interpreted in Section 13.2.2 of the Indian Hill Subdivision Ordinance.

Mr. Holzapfel comments that although the language that was removed (“in no event may any subdivision be approved hereunder which results in more than two lots which do not abut on an existing street.”) when amending the ordinance in 1987 gives the Planning Commission more discretion, he feels it could also be interpreted differently which might allow “stacking” of properties.

Mr. West notes that his interpretation of this section of the code is that when considering an entire subdivision, there is the ability to have more than two rear lots within the whole subdivision.

Discussion followed regarding if there was a need to further amend this section of the subdivision ordinance or if the existing language provides the appropriate protection for property owners while allowing the Planning Commission some discretion.

After reviewing history related to Section 13.2.2 of the Indian Hill Subdivision Ordinance and how interpretation of the language may affect property owners, the Commission agrees to further discuss any possible changes at the November 21, 2017 meeting.

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