

MINUTES OF MEETING

INDIAN HILL PLANNING COMMISSION

February 20, 2018

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, February 20, 2018 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: Andrew Lehman, Cincinnati Design Collaborative

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 for the January 16, 2018 meeting: Chairman Madden asks for comments or corrections to the January 16, 2018 Planning Commission minutes. 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 #17-012: Kevin James and Anita Hopkins are requesting variances for the expansion of a non-conforming home on a non-conforming lot for the construction of an addition to the existing home. The applicant is requesting variances to the front yard setback and the required setback between a principal structure and an accessory structure. The property is located at 7595 Shawnee Run Road. This is a continuation from the November 21, 2017 meeting where the applicant was asked to revise the front portico details. The other variances presented at the November 21, 2017 meeting were approved.

Mr. Kevin James comes before the Commission and explains that the prior request was for a front porch that stretched across almost the entire front of the home. At that meeting the Commission asked that the design be revised, suggesting two separate porticos over the two front door areas.

Mr. James notes that the plans have been revised to reflect a larger portico over the main entrance and a small one over the secondary entry.

Staff Report: Mr. West states that the property is located in District “C” – one acre minimum and has an existing non-conforming home on a non-conforming lot. The net lot area is 0.85 acres, where the minimum lot area is one acre.

The existing single family dwelling was built in 1966. Staff did not find anything in the Planning Commission meeting minutes for this property. The existing home is located 38'-10" to the cantilevered second floor front wall and 39'-11" to the first floor front wall where a 75' minimum front yard setback is required. Nearly all of the existing home sits in front of the minimum 75' front building setback line.

Mr. West explains that the applicant is requesting approval of several variances to expand the existing non-conforming home by constructing an approximately 1660 SF two-story addition to the north side of the existing 2553 SF two-story home. Originally, there were three variances being requested; however, two were approved at the November 21, 2017 meeting.

The remaining variance request is for a front portico addition that will extend 5' into the front yard setback from the existing cantilevered second story setback of 38'-10". The applicant has revised the drawings to provide two separate smaller front porticos, one over each door.

Mr. West notes that the Indian Hill Zoning Ordinance, **Section 57.222 Porticos** states “In cases of porticos being attached to existing structures, where in such cases the portico must be constructed with certain proportions in order to preserve the aesthetic character of the existing structure, the portico may extend into the required yard no more than five (5) feet. Yard Obstruction Regulations do not apply to uncovered stairs...”.

Mr. West comments that he has spoken to two residents who were both in support of the requested variance.

Mr. Thayer made a motion to approve the requested variance. Mrs. Stolper seconded, and the motion was approved by a unanimous voice vote.

Item Number 3: Case #18-003: Maureen Corl is requesting Planning Commission approval for a resource protection area swap on Lot 13 of Forest Creek Subdivision, 5 Creekside Drive.

Mr. West states that the Final Plat of Forest Creek Subdivision was approved by the Planning Commission on August 16, 2005. A resource protection area swap was presented to Staff in 2009 during review of the site clearance release for the carriage house; however, the resource protection swap was never formalized. There was no case before the Planning Commission for approval, and the replat was never recorded. The property owner recently applied for an addition to the home. At that time, Staff

requested that the owner complete the formal approval process and record a replat for the resource protection area swap. The Green Areas Advisory Committee recommended approval of the requested resource protection area swap on February 7, 2018.

Mr. West reviews a breakdown of the resource protection area swap as follows:

- Area of resource protection that has been cleared: 5362 SF
- Area of resource protection that is proposed: 7503 SF

Mr. West reviews a plat showing that the resource protection areas that have been cleared have overlapping resources of Young Canopy Forest, Mature Canopy Forest, Kope Soil, and slopes greater than 20%.

Staff notes that the Planning Commission has been favorable to these types of requests when:

1. The Village ends up with more resource protected area land, and
2. The Village receives higher quality resource protected area land.

Mr. Thayer made a motion to approve the requested resource protection area swap. Mr. Wiggers seconded, and the motion was approved by a unanimous voice vote.

Item Number 4: Other Business: Mr. West notes that the text amendments that were reviewed last year became effective on February 1, 2018 and provides the Commission members with a copy of the updated Indian Hill Zoning Ordinance.

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

Respectfully submitted,

Paul F. Madden, Chairman

ATTEST:

Jonathan D. West, Secretary Pro-tem