

## MINUTES OF MEETING

### INDIAN HILL PLANNING COMMISSION

July 23, 2019

The Indian Hill Planning Commission meeting was held on Tuesday, July 23, 2019 at 7:00 p.m. in the Council Chambers of the Village Administration building.

Members Present: Paul F. Madden  
Abbot A. Thayer  
Joseph W. Rhodenbaugh

Members Absent: Richard C. Wiggers  
Rita M. Stolper

Officials Present: Dina C. Minneci, City Manager  
Jonathan D. West, Assistant City Manager  
Kathy Wade Dorman, City Engineer

Visitors Present: Matthew Emery, Peterloon Meadows, Inc.  
Barkha Patel, 11 Stirrup Cup Drive  
Chris Muth, 5040 Taft Place  
Tim King, J. T. King & Company, Inc.  
Joe Morganroth, Stephen A Smith & Associates  
Patricia & Steven Pritz, 6375 Shadyglen Road  
Chip Eberle, 5940 Towhee Lane  
Matt Walker, WP Land Company  
Graeme Daley, Daley Design + Build, LLC

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 May 21, 2019 meeting: Chairman Madden asks for comments or corrections to the May 21, 2019 Planning Commission minutes and Findings of Fact. There being none, Mr. Thayer made a motion to approve the minutes and Findings of Fact. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote.

**Item Number 2:** Case #19-007: Carter and Stephanie Gaither are requesting Concept Plan review for the reconfiguration of Part Lot 19 Kugler Townsend Subdivision located at 9655 Cunningham Road. The proposal will reconfigure three (3) existing tax parcels which total 13.235 acres into a 7.157-acre lot with the existing home, a 4.013-acre vacant building lot, and a 2.0-acre green area parcel.

Mr. West states that the property owners would like to table the case until the August 20, 2019 Planning Commission meeting. Mr. Thayer made a motion to approve the

request. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote of the members present.

**Item Number 3:** Case #19-008: WP Land Company, on behalf of owners Todd and Ginger Albrecht, is requesting 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 6405 Shadyglen Road.

Mr. Matt Walker, owner of WP Land Company, comes before the Commission and states that his company has contracted with Todd and Ginger Albrecht to build their home.

Mr. Walker states that they are before the Commission due to a change in the zoning code. When the lot was platted the zoning code required a minimum lot frontage of 100'. Since then the minimum lot frontage requirement increased to 150'. The existing lot frontage is 130'. All other zoning requirements have been met.

Mr. Walker notes that there was concern regarding a large bald cypress tree to the right of the property. He explains that there may be some pruning on the side of the tree that faces the Albrechts, but otherwise the tree should not be affected by the construction of the new home.

**Staff Report:** Mr. West reviews the parcel history as follows:

- March 20, 1956 – The Planning Commission approved the subdivision plat for Clippinger Woods, Section C, which created the subject parcel. The property was approved with a 130' wide lot frontage where 100' was required at the time.
- July 26, 1957 – A site clearance release permit was issued for a new dwelling.
- April 16, 1970 – Village Council passed Ordinance No 7-70, increasing the minimum lot frontage requirement from 100' to 150' in District "C". Passage of the Ordinance makes the subject property non-conforming.
- September 21, 2015 – A site clearance release permit was issued for demo of the dwelling.
- March 4, 2019 – The lot was purchased by the Albrechts.

**Zoning Ordinance, Section 81. Lot of Record** - "On any lot of official record, as defined in **Section 3** of this ordinance, at the time of the enactment of this ordinance, even though a smaller area and/or frontage than required by this chapter in the district in which it is located, a one-family dwelling with its customary accessory structures may be

authorized by the Planning Commission provided that the owner of the lot does not own any adjacent land and provided that all structures are so designed and located as to conform as closely as possible to the yard and distance from lot line requirements of this ordinance for the district in which the lot is located.”

The property owner does not own any adjacent land and all structures are designed and located to conform to at least the minimum required per the Indian Hill Zoning Ordinance.

Mr. West describes the property as being located in District “C” – minimum one (1) acre and contains 1.112 acres.

The applicant is proposing to construct a new 6182 SF two-story residence with a 4 car side entry garage. The home will be located 76' from the front lot line, 157' from the rear lot line, 25.58' from the left (south) side yard, and 29.58' from the right (north) side yard. The required setbacks for District “C” are 75' for the front and back, and 20' on the side lot lines (or equal to the height of the tallest portion of the building within 40' of each side lot line).

The proposed home will be connected to Indian Hill water and MSD sanitary sewer. Staff notes that the driveway is within 1-2' of the right side lot line (driveways do not have a setback requirement); however, we have asked that a curb be installed to capture and direct storm water to the front of the lot. Additional design work shall be performed to make sure the existing north side of the driveway is designed to properly direct storm water toward Shadyglen Road which is the natural fall.

Staff properly notified all adjacent property owners and received one call from an adjacent property owner with concerns that the driveway was changing from the south side of the lot to the north side and that the proposed footprint of the home was larger than the prior footprint.

Mr. West notes that there is also concern for the bald cypress tree, as noted by Mr. Walker.

Mr. Steven Pritz, residing at 6375 Shadyglen Road, comes before the Commission and expresses concern regarding the possibility of an increased flow of water over his property with the building of this new home. He asks that all measures possible be taken to ensure that the flow of water is directed to the street and not across his property, as he already has problems with drainage.

Mr. West comments that the topography of the area is very flat. The location/direction of the downspouts will be reviewed as part of the permit process and will also be inspected during construction. The Village likes property owners to direct water to the street, but they are not permitted to pipe water to the street.

The proposed plans show downspouts on the front that drain to the front of the property, but downspouts for the rear of the property are not yet shown on the plans.

Chairman Madden asks the builder if he has any comments regarding the concerns mentioned related to drainage.

Mr. Walker notes that he can't keep all the water on the property. He will not be disturbing the natural flow of water across the property. With the design of the house, the majority of the gutters will flow water toward the street.

Mr. Walker states that he would be glad to meet with any concerned property owners related to working with them to reach a better solution for the flow of water than what exists today.

Mr. Thayer made a motion to approve the request subject to the changes noted in the Staff Report regarding a curb being installed to capture and direct storm water to the front of the lot, and that additional design work be performed to make sure the existing north side of the driveway is designed to properly direct storm water toward Shadyglen Road. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote of the members present.

**Item Number 4:** Case #19-010: Peterloon Meadows, Inc., is requesting a revision to a portion (Phase 1-B) of the previously approved concept plan for the Meadows at Peterloon Subdivision. The revision includes reconfiguring green areas and building sites (Lots 32-35) and also involves a land swap with the adjacent property owner at 8300 Perin Road. The revisions do not create additional building sites.

Mr. Matthew Emery, representing Peterloon Meadows, Inc., comes before the Commission and states that they were before the Commission back in September and received Concept Plan approval for The Meadows at Peterloon Subdivision.

Mr. Emery states that he has been working with his neighbor, Jenny Magro (who is also his cousin), to bring water and sewer to the subject property. In doing so, there is an opportunity to do a land swap which would benefit both property owners, while giving the Village a more desirable area of land for the green areas.

**Staff Report:** Mr. West states that since the property owner is expanding the area of the subdivision via a land swap with the adjacent property owner at 8300 Perin Lane, Staff requested the applicant bring the revised Concept Plan back to the Planning Commission for Phase 1B. The area of Phase 1B contains 26.24 acres and includes 7 single family home sites and two green area parcels. The property is located in District "B" – 3 acre minimum (Lots 32 – 35) and District "A" – 5 acre minimum (Lots 40 – 42). Phase 1B includes a 1.4963-acre and a 1.83-acre green area parcel.

The Phase 1B property is made up of young and mature canopy forest areas, and portions of the area include slopes having grades greater than 20%. The reconfiguration for Phase 1B provides less green areas (26.96 acres vs. 28.88 acres); however, the green areas are protecting better resources by increasing the mature canopy forested areas.

Mr. West reviews the changes made between the original Concept Plan and the revised Phase 1B Concept Plan as follows:

1. The green area has been reduced by 1.15 acres.
2. Lot 33 was moved from the north side to the south side of Street C.
3. GA-2 increased from 4.02 acres to 5.84 acres.
4. Lots 32 and 34 increased in size to create larger building sites.
5. Lot 42 increased in size and frontage to create a larger building area.
6. GA-3 was reduced from 4.0 acres to 1.4963 acres. A portion of GA-3 is now Lot 35 (2.58 acres) and the remaining portion of GA-3 will be transferred to Magro in exchange for a 1.4963 acre green area parcel.

The reconfiguration is proposed as part of a land swap proposal with the property owner at 8300 Perin Lane (Magro). The swap of property also includes the granting of water and sewer easements that will service the Peterloon property as well as provide service to the Magro property and future development of Twin Fences.

The lots that contain less than three (3) acres in District "B" and less than five (5) acres in District "A" are following and meeting the guidelines per **Section 86. "Green Area Development"** of the Indian Hill Zoning Ordinance.

Lots 35 and 41 will be accessed via a 40' ingress/egress easement.

Storm water calculations will be provided as part of the Preliminary Plat and Construction Plan review stages and shall comply with the Hamilton County storm water regulations.

The applicant has submitted a letter from Metropolitan Sewer District stating that the request for public sewers has been processed and approved subject to several conditions outlined in the letter.

The developer has contacted Duke Energy and received an initial response that the utilities (gas, electric, cable, and phone) may be able to be located in a joint trench. This minimizes the need for additional unwarranted utility easements outside of the right-of-way.

The Resource Protection Analysis has been submitted and meets the required standards per **Section 14. Natural Resource Protection Standards** of the Village of Indian Hill Subdivision Ordinance.

Mr. West reviews a breakdown and totals of the resource analysis as shown on the original Concept Plan vs. the revised as follows:

<b><u>Natural Resources</u></b>	<b><u>Original</u></b>	<b><u>Revised</u></b>
Floodplain & Kope (100% protected):	2.51 acres	2.62 acres
Slopes 20% or Greater (80% protected):	17.89 acres	17.61 acres
Mature Canopy Forest (70% protected):	26.93 acres	26.21 acres
Young Canopy Forest (40% protected):	4.24 acres	3.98 acres
<b>Total</b>	<b>51.57 acres</b>	<b>50.42 acres</b>

Note: Some resources overlap (Ex: 20% Slopes and Mature and Young Canopy Forest, etc.).

The clearable land areas shown on the plan are straight lines. These lines will need to be adjusted to follow the canopy of the trees or contour lines, depending on the resources to be protected. This shall be reviewed in detail during each phase of the development plan review when survey stakes are provided in the field marking the location of streets and resource protection areas.

There are five parcels shown as green area gifts totaling 26.96 acres (was 28.89 acres). These parcels are located on steep slopes, young and mature canopy forests, kope soil formations, and are protecting the existing stream corridors.

There are several bridle trail easements that will provide continued bridle trail access from Twin Fences into the proposed green area parcels. There are several existing bridle trails located on the subject property and on the adjacent properties. Staff would like to review the bridle trail locations in greater detail during each phase of the development to ensure the bridle trail locations are accessible, connect existing bridle trails, and utilize existing bridle trails where possible. Public Works has requested that obstructions on the proposed bridle trail paths be cleared. A bridle trail easement shall be extended down the west side of Lot 35 or adjusted to coordinate with the Markin Farm Concept Plan.

Review by Village departments is as follows:

- Police Department – No comments
- Fire Department – No comments
- Public Works Department – No comments
- Water Works Department – No comments

- Health Department – N/A. The development will be tied into public sanitary sewer.
- MSD – A letter has been received from MSD stating that the request for public sewers has been processed and approved subject to several conditions outlined in the letter.
- Village Engineer – No comments

Staff and the Village Engineer have reviewed the revised Concept Plan for Phase 1-B and find that the proposed plan as shown meets the Village of Indian Hill Subdivision Ordinance, **Section 6.1 Concept Plan Approval** and **Section 14 Natural Resource Protection Standards**, subject to a more detailed review during each phase of the development.

Staff has properly notified all adjacent property owners through first class mail and has not received any comments.

**6.1.5 Planning Commission Review and Action.** ...The Planning Commission shall...approve, conditionally approve or disapprove the Concept Plan.

Should the Planning Commission choose to conditionally approve the request, Staff would recommend that the approval be subject to the information contained in the Staff Report and subject to approval of the Concept Plan for Markin Farm (Magro property), Case #19-011.

Mr. West suggests presenting Case #19-011 prior to making any motions on this case, as the two are tied together due to the land swap proposal.

**Item Number 5:** Case #19-011: Jenny Magro is requesting Concept Plan approval of a minor subdivision located at 8300 Perin Road. Markin Farm is proposed to be three (3) single family building sites and includes a land swap with a portion of the property located in the Meadows at Peterloon Subdivision.

Mr. Emery comes before the Commission on behalf of Jenny Magro and states that approval of the Concept Plan will allow for a land swap with the Meadows at Peterloon Subdivision in exchange for the easements and extension of water and sewer.

**Staff Report:** Mr. West reviews the parcel history as follows:

- 1926 – The home was constructed on the 2-acre parcel.
- 12/28/51 – J.L. & Nancy P. Magro acquired both parcels.
- 12/31/65 – The ingress/egress easement was recorded for access to Perin Lane.
- 07/13/04 – Jonathan and Jenny Magro acquired both parcels.
- 12/20/07 – The amended 50' ingress/egress and utility easement were recorded.

- 12/20/07 – The maintenance agreement for the 50' ingress/egress & utility easement with Hannibal Development Corp. were recorded.

Mr. West describes the property as being located in Districts "A" (Tract C and D) and District "B" (Tract B):

- District "A" – 5 acre minimum = 10.0413 acres, 2 lots are proposed.
- District "B" – 3 acre minimum = 3.0037 acres, 1 lot is proposed.

The portion of the property proposed to be developed is made up of pasture area and scrubby woods that do not qualify for resource protection. The topography is generally flat until you get to the north end of the property which contains slopes 20% or greater and is proposed to be included in the resource protected area. The property is accessed via a 50' wide ingress/egress and utility easement that extends east from Perin Lane in the City of Montgomery. There is an existing agreement in place that states access to the subject property will come from Stirrup Cup Drive once it is extended north of the existing easement. The existing easement west of Stirrup Cup Drive to Perin Lane will be vacated. The agreement does not discuss who is responsible for removing the private driveway from the vacated easement. All of the existing buildings on the property are proposed to be razed.

The Concept Plan includes a land swap with the Meadows at Peterloon Subdivision in exchange for the easements and extension of water and sewer.

The Concept Plan calls for creating three (3) single family residential building lots.

All access to the development will come from a private drive that will be constructed within the existing 50' ingress/egress and utility easement from either the end of Perin Lane or Stirrup Cup Drive (depending on timing) east to proposed Tract D per the Indian Hill Subdivision Ordinance. The extension is approximately 1900' in length from Perin Lane and 900' from Stirrup Cup Drive. A turnaround will need to be constructed at the end of the private drive and approved by the fire department.

Storm water calculations will be provided as part of the Preliminary Plat and Construction Plan review stages and shall comply with the Hamilton County storm water regulations. The Concept Plan proposes two separate storm water detention basins.

The applicant has submitted a letter from Metropolitan Sewer District stating that the request for public sewers has been processed and approved subject to several conditions outlined in the letter. Sanitary sewer is located just east of Tract D and is proposed to be extended along the access drive, providing service to the future lots on the south side of the private drive and extending into the Meadows at Peterloon Subdivision.

The existing Indian Hill water main located just east of Tract D will be extended adjacent to the sewer and will provide service to the future lots to the south and will extend into the Meadows at Peterloon Subdivision.

All existing overhead and proposed utilities shall be placed underground. Currently there are some overhead wires that go down Perin Lane, which will be placed underground as part of extending utilities to the new developments.

The Resource Protection Analysis has been submitted and meets the required standards per **Section 14. Natural Resource Protection Standards** of the Village of Indian Hill Subdivision Ordinance.

Below is a breakdown and totals of the resource analysis as shown on the Concept Plan:

<b><u>Natural Resources</u></b>	
Floodplain & Kope (100% protected):	0.05 acres
Slopes 20% or Greater (80% protected):	0.85 acres
Mature Canopy Forest (70% protected):	1.20 acres
<u>Young Canopy Forest (40% protected):</u>	<u>0.00 acres</u>
<b>Total</b>	<b>2.10 acres</b>

Note: Some resources overlap (Ex: 20% Slopes and Mature & Canopy Forest)

The natural resource protection areas shall be reviewed in detail during the Construction Plan and Final Plat review when survey stakes are provided in the field marking the location.

There are several bridle trail easements that will provide continued bridle trail access from Twin Fences north into the Meadows at Peterloon Subdivision. The proposed bridle trail location does not line up with the Meadows at Peterloon and will need to be adjusted to provide connectivity.

Mr. West reviews the comments from Village departments as follows:

- Police Department – No comments.
- Fire Department – Recommends approval subject to the following:
  - Fire hydrant separation and location to be determined during Construction Plan review.
  - A turnaround that accommodates emergency vehicles at the end of the private drive will be required.

- When a private drive serves more than one residence, they are required to be a minimum 18 feet wide and capable of supporting over 60,000 lbs.
- Driveway gates, pillars, columns, structures, and monuments will be reviewed for proper access of fire equipment and personnel.
- Public Works Department – Recommends approval subject to meeting all road construction standards. Will need to work with Public Works staff to identify bridle trails and remove potential barriers. Bridle trails need to be connected between Twin Fences and Meadows at Peterloon. The access drive west of Stirrup Cup Drive will need to be removed and restored when the easement is vacated.
- Water Works Department – Meet Indian Hill Water Works specifications. A detailed review of the water main extension will be completed during Construction Plan review.
- Health Department – N/A. Will be tied into public sanitary sewer.
- MSD – A letter has been received from MSD stating that the request for public sewers has been processed and approved subject to several conditions outlined in the letter.
- Village Engineer – See Engineering Review report dated July 19, 2019.

Staff and the Village Engineer have reviewed the proposed Concept Plan and find the proposed plan as shown meets the Village of Indian Hill Subdivision Ordinance, **Section 6.1 Concept Plan Approval** and **Section 14 Natural Resource Protection Standards** subject to a more detailed review during the Construction Plan and Final Plat review phases.

Staff has properly notified all adjacent property owners through first class mail and has received one call regarding what happens to the old access drive west of Stirrup Cup Drive when the easement is vacated, which was addressed earlier in the Staff Report.

**6.1.5 Planning Commission Review and Action.** ...The Planning Commission shall...approve, conditionally approve or disapprove the Concept Plan.

Should the Planning Commission choose to conditionally approve the request, Staff would recommend that the approval be subject to the information contained in the Staff Report, the Engineering Review Report, as well as the comments provided by the various Village departments.

Ms. Barkha Patel, owner of 11 Stirrup Cup Drive, comes before the Commission and states that she is currently building on the lot. She makes reference to the access drive west of Stirrup Cup Drive that will need to be removed and restored when the easement is vacated and asks whose responsibility it will be for completing this task.

Chairman Madden states that this will be clarified when Stirrup Cup Drive is extended. Clarifying who is responsible will be a condition for approval of the Concept Plan.

Ms. Patel expresses concern on how it will affect her property if Perin Lane will be used for access if Stirrup Cup Drive is not yet extended, as the expansion of the road will encroach on her property.

Mr. West replies that there is an existing 50' easement. The drive is currently only 10-12' wide and will need to be expanded to 20' wide to support two lanes of traffic and emergency vehicles. This will need to be done if the timing of the development happens before Stirrup Cup Drive is extended.

Mr. Thayer made a motion to approve both case #19-010 and case #19-011, subject to the information contained in the Staff Report, the Engineering Review Report, and the comments provided by Village departments. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote.

**Item Number 6:** Case #19-013: Peterloon Meadows, Inc., is requesting Preliminary Plat approval for Phase 1-A of The Meadows at Peterloon Subdivision located east of Schoolhouse Lane, north of Perin Road, and south of Hopewell Road. Phase 1-A would subdivide 38.51 acres into twenty-one (21) building lots served by a dedicated public road.

Mr. Emery notes that The Meadows at Peterloon Subdivision received Concept Plan approval back in September and is now asking for Preliminary Plat approval.

The subdivision includes five 3-acre lots which will be accessed from Schoolhouse Lane off of Montgomery Road, thirteen 1-acre lots off of Old Orchard Lane, and three 5-acre lots off of Saddlewood Lane.

**Staff Report:** Mr. West states that Phase 1A will subdivide 45.32 acres into 21 building lots served by dedicated public roads.

The Planning Commission conditionally approved the Concept Plan for The Meadows at Peterloon Subdivision on September 18, 2018.

The lot layout for Phase 1A is the same as the Concept Plan with the exception of Lots 8-11. Street B was shortened and Lots 9 and 10 are now served by a private drive.

This layout creates a more consistent streetscape and side lot lines have been straightened to be at approximate right angles from the street.

The Preliminary Plan review from Staff has been completed. In following the specific procedures of the Indian Hill Subdivision Ordinance regarding Preliminary Plan requirements, the following submissions have been received and reviewed:

Metropolitan Sewer District: MSD has provided a letter stating that the request for public sewers has been processed and approved subject to several conditions outlined in the letter.

Comments from the Indian Hill Rangers: The Rangers approve the proposed street names. No other comments were received.

Street A = Schoolhouse Lane  
Street B = Old Orchard Lane  
Street C = Saddlewood Lane

Comments from the Madeira Indian Hill Fire Department:

1. The location of fire hydrants will be reviewed during the Construction Plan review phase.
2. Address posts at each driveway with numbers meets the requirements.
3. The street names have been approved.

Indian Hill Water Works:

1. The Concept Plan meets Indian Hill Water Works specifications. A detailed review will be performed during the Construction Plan review phase.

Indian Hill Public Works

1. Provide HOA maintenance in the tear drop cul-de-sac.
2. Coordinate street tree planting with utilities and driveway locations.
3. Work with Staff to identify bridle trails and remove potential barriers.
4. Connect bridle trail with Markin Farm and Twin Fences.

Village Engineer's Review

1. A Traffic Impact Study was completed and approved by Montgomery for Schoolhouse Lane at Montgomery Road. The improvements have been constructed.
2. Erosion, sediment control, and slope stability measures will be reviewed during the Construction Plan review phase.

Staff finds that the applicant has met all of the requirements for Preliminary Plan review. Staff recommends the Preliminary Plan for Phase 1A of The Meadows at Peterloon Subdivision be conditionally approved based on the comments in this Staff report.

All adjacent property owners have been properly notified. Staff received a call from Fran Barrett who is representing Camargo Cadillac. They want to remind the developer and future owners of adjacent property that they operate a car dealership and perform mechanical work on vehicles. They would encourage the developer to provide additional landscape buffer and screening behind adjacent Lot 13. The landscaping plan currently does not have anything shown in this location.

Following a brief discussion, Mr. Thayer made a motion to approve the Preliminary Plat subject to the information contained in the Staff Report. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote.

**Item Number 7:** Case #19-014: Graeme Daley, of Daley Design + Build, LLC, is requesting Final Plat approval for the reconfiguration of Lot 2 Stevens Estate Subdivision located at 5940 Towhee Lane. The proposal will reconfigure three (3) existing parcels which total 4.264 acres into two (2) single family building lots and includes a 1.62-acre green area parcel.

Mr. Graeme Daley, of Daley Design + Build, LLC, comes before the Commission and states that since being before the Commission in April, they have met with several neighbors on the street four or five different times to discuss maintenance of the private drive and the construction time period.

Mr. Daley notes that after the discussions, he emailed the neighbors a “letter of intent”, noting several bullet points and his intention to be a good neighbor. The neighbors responded that they were in agreement with the bullet points listed, and as a result none of those neighbors are present at tonight’s meeting.

**Staff Report:** Mr. West reviews the previous actions as follows:

- April 16, 2019 – The Planning Commission conditionally approved the Concept Plan for the minor subdivision.
- July 8, 2019 – The City Manager and Village Engineer approved the Construction Plans for the minor subdivision.

The Final Plan review from Staff has been completed. In following the specific procedures of the Indian Hill Subdivision Ordinance regarding Final Plan requirements, the following submissions have been received and reviewed:

**Metropolitan Sewer District**

MSD has approved the sanitary sewer connection.

**Comments from the Madeira Indian Hill Fire Department**

1. The turnaround meets the requirements.

2. The replacement of the fire hydrant meets the requirements.

Indian Hill Water Works

The Indian Hill Water Works had no comments.

Village Engineer's Review

The Village Engineer indicates that all items required for the Final Plan review have been submitted and met; therefore, approval is recommended. The Performance Guarantee, per **Section 11** of the Indian Hill Subdivision Ordinance, will be required prior to recording the Final Plat.

HOA Covenants and Restrictions

No changes are proposed to the private drive and private water line maintenance agreement.

Staff finds that the applicant has met all of the requirements for Final Plat approval.

All adjacent property owners have been properly notified, and Staff has not received any comments.

After brief discussion, Mr. Thayer made a motion to approve the Final Plat as proposed. Mr. Rhodenbaugh seconded, and the motion was approved by a unanimous voice vote of the members present.

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,

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Paul F. Madden, Chairman

ATTEST:

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Jonathan D. West, Secretary Pro-tem