

## MINUTES OF MEETING

### INDIAN HILL PLANNING COMMISSION

March 12, 2019

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, March 12, 2019 at 7:00 p.m. in the Council Chambers of the Village Administration building.

Members Present: Paul F. Madden  
Richard C. Wiggers  
Rita M. Stolper

Members Absent: Abbot A. Thayer  
Joseph W. Rhodenbaugh

Officials Present: Jonathan D. West, Assistant City Manager

Visitors Present: Theresa Hirschauer, Cincinnati Country Day School  
Peter Horton, Terrex Development & Construction

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 case.

**Item Number 1:** Minutes and Findings of Fact for the February 19, 2019 meeting: Chairman Madden asks for comments or corrections to the February 19, 2019 Planning Commission minutes and Findings of Fact. There being none, Mrs. Stolper made a motion to approve the minutes and Findings of Fact. Chairman Madden seconded, and the motion was approved by a unanimous voice vote.

**Item Number 2:** Case #19-003: Cincinnati Country Day School is requesting special exception approval for the construction of dugout shelters at the baseball field. Cincinnati Country Day School operates under the continuing jurisdiction of the Planning Commission as an approved special exception. The property is located at 6905 Given Road.

Ms. Theresa Hirschauer, Athletic Director at Cincinnati Country Day School, comes before the Commission with Mr. Peter Horton, of Terrex Development & Construction. Ms. Hirschauer states that no new dugouts are being requested, but rather they would like to refurbish the existing dugouts. Once completed, the dugouts will be 4' shorter than what currently exists. No electric or restrooms will be added. There will simply be a shelter area with benches, bat and helmet holders, and a safety fence in front of the benches.

**Staff Report:** Mr. West notes that the previous actions dated back to 2006 are listed in the Staff Report previously distributed to Commission members.

Mr. West states that Cincinnati Country Day School operates under the continuing jurisdiction of the Planning Commission as an approved special exception. **Section 101.48** per the Indian Hill Zoning Ordinance requires that the Commission review and approve all applications for site clearance before issuance.

Cincinnati Country Day School is requesting approval for the construction of 8' x 32' dugout shelters at the baseball field. The shelters will have a covered roof and 1" x 6" screening boards.

Mr. West notes that the request meets the twelve standards for approval of a special exception which are detailed in the Staff Report.

Mr. West adds that there is existing vegetative screening along the property line adjacent to the proposed dugout shelter.

Staff properly notified the adjacent property owners and received a call from the adjacent property owner, Eppa Rixey. Mr. Rixey did not have any concerns with the dugouts but asked Staff to visit his property to review lighting on the school that is visible from his home as well as a portion of the tree line that was removed during the installation of the sewer main while the Early Childhood School was being constructed.

After brief discussion, Mr. Wiggers made a motion to approve the special exception request. Mrs. Stolper seconded, and the motion was approved by a unanimous voice vote.

There being no further business to come before the Commission, Mr. Wiggers made a motion to adjourn. Mrs. Stolper 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