

MINUTES OF MEETING

INDIAN HILL PLANNING COMMISSION

March 20, 2018

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, March 20, 2018 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
Rita M. Stolper

Members Absent: Richard C. Wiggers

Officials Present: Jonathan D. West, Assistant City Manager

Visitors Present: Tom Grote, Jr., 8105 Kroger Farm 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 case.

Item Number 1: Minutes and Findings of Fact for the February 20, 2018 meeting: Chairman Madden asks for comments or corrections to the February 20, 2018 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 #18-004: Thomas Grote, Jr. is requesting a variance for the expansion of a non-conforming home to construct a covered patio addition attached to the rear of the existing home. The applicant is requesting a variance to the rear yard setback. The property is located at 8105 Kroger Farm Road.

Mr. Thomas Grote, Jr., residing at 8105 Kroger Farm Road, comes before the Commission and states that he would like to replace a temporary awning that is currently used with a permanent roof over the back patio and add a fireplace.

Staff Report: Mr. West reviews the parcel history and previous Planning Commission actions as follows:

- January 21, 1975 – The Planning Commission approved the Final Plat for Kroger Farm Subdivision.
- April 5, 1977 – A site clearance release permit was issued for a new single family dwelling on the subject property.

- May 10, 1978 – A site clearance release permit was issued for a patio cover on the subject property.
- March 22, 1990 – A site clearance release permit was issued for a shed on the subject property.
- July 20, 1990 – A site clearance release permit was issued for an addition and remodeling on the subject property.
- September 5, 1991 – A site clearance release permit was issued for an in-ground pool on the subject property.

Mr. West describes the property as being located in District “A” – five acre minimum, and has an existing non-conforming home located 75' from the rear lot line (100' rear yard setback is required), measured from the edge of the existing canopy support post. The net lot area is 3.65 acres (**Section 86 Lot Area Reduction** was approved by the Planning Commission as part of the subdivision plat approval). The existing single family dwelling was built in 1977. Staff did not find any Planning Commission records for this property.

The applicant is requesting variance approval to construct a patio roof cover and fireplace attached to the existing home. The proposed patio roof cover will be located 78' from the rear property line where 100' is required. The existing non-conforming patio cover is located 75' from the rear property line (the addition does not make the home more non-conforming). The applicant is requesting a variance of 22' from the required minimum 100' rear yard setback.

The variance application is based on exceptional practical difficulty and is complete. **Section 63.1** of the Indian Hill Zoning Ordinance refers to District “A” preventing buildings from being located less than 100' from the required rear yard setback.

Chairman Madden waives the reading of Staff’s findings related to the four standards for approval of a variance, as all those in attendance have read these findings in the Staff report.

Mr. West concludes his report by noting that Staff posted at thirty day legal notice in the paper, which was also mailed to adjacent property owners. Staff has not received any comments regarding the variance request.

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

Item Number 3: Other Business: Mr. West brings some inconsistencies in the zoning ordinance to the Commission’s attention and notes that he will be reviewing the entire

zoning ordinance, as well as the subdivision ordinance, with the assistance of a consultant. The proposed changes will then be brought before the Commission for discussion. After the Commission and Staff discuss and agree on the proposed changes, a recommendation will be made to the Law Committee. The Law Committee can then make their recommendation to Council.

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