

MINUTES OF MEETING

INDIAN HILL PLANNING COMMISSION

April 21, 2020

The regular meeting of the Indian Hill Planning Commission was conducted as a phone conference call on Tuesday, April 21, 2020 at 7:00 p.m. due to the coronavirus (COVID-19) stay at home order.

Members Present: Paul Madden
Richard Wiggers
Joseph Rhodenbaugh
Rita Stolper
Shayne Manning

Members Absent: None

Officials Present: Jonathan West, Assistant City Manager

Visitors Present: Scott Phillips, Frost Brown Todd LLC
Mat Walker, WP Land Company
Dave Lorei, Abercrombie & Associates, Inc.

Chairman Madden calls the meeting to order. Mr. West conducts a roll call of the Planning Commission members.

Item Number 1: Minutes and Findings of Fact for the February 18, 2020 meeting: Chairman Madden asks for comments or corrections to the February 18, 2020 Planning Commission minutes and Findings of Fact. There being none, Mr. Wiggers made a motion to approve the minutes and Findings of Fact. Mrs. Stolper seconded, and the motion was approved by a unanimous roll call vote.

Item Number 2: Case #20-005: Paul Madden, on behalf of the owner Therese Hunolt, is requesting a variance to the front yard setback to permit construction of a pergola. The subject property contains a non-conforming home located at 7700 Graves Road.

Due to coronavirus (COVID-19), a continuance was requested until the next available in-person public meeting. Notice by first class mail will be sent to all properties within 500' of the request.

Item Number 3: Case #20-006: Gary and Nancy Janning are requesting a variance to the rear yard setback to permit construction of a new single family home in place of the existing home. The subject property contains a non-conforming home located at 6830 Tupelo Lane.

Due to coronavirus (COVID-19), a continuance was requested until the next available in-person public meeting. Notice by first class mail will be sent to all properties within 500' of the request.

Item Number 4: Case #20-008: Mat Walker, with WP Land Company, is requesting Final Plat approval for the “Drake Road Subdivision” located at 5680 Drake Road. The proposal will split the existing 11.3-acre parcel into three separate residential building lots served by a private drive.

Mr. Mat Walker, with WP Land Company, states that they received Concept Plan approval from the Planning Commission on January 21, 2020. This approval was contingent on meeting several conditions which were outlined at the meeting. Mr. Walker explains that all of these conditions have been addressed.

Mr. Walker notes that there are a couple of things that need to be finalized once the Final Plat is approved, before it can be recorded. Upon approval tonight, the Performance Guarantee and construction inspection fee of \$2,600 will be delivered to the Village tomorrow.

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

January 21, 2020 – The Planning Commission conditionally approved the Concept Plan for the minor subdivision.

The conditions included:

1. Construct a turnaround at the end of the private drive.
2. Provide storm water calculations in compliance with the Hamilton County storm water regulations.
3. HCPH approval is required for the on-site septic systems.
4. Fire hydrant location is subject to IHWW and MIHJFD approval.
5. All utilities shall be placed under ground.
6. Dedicate Drake Road right-of-way.
7. A landscaping plan must be submitted.

April 2, 2020 – The City Manager and Village Engineer approved the construction plans for the minor subdivision. The plans addressed all of the conditions listed above.

Mr. West states that 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:

- Hamilton County Public Health – HCPH has approved the soil sample report and locations for the primary and replacement septic fields.
- Comments from the Madeira Indian Hill Fire Department – The fire department states that all requirements have been met.
- Indian Hill Water Works – The Indian Hill Water Works department notes that all requirements have been met. Plans were sent to the EPA for approval for the extension of the water main.
- 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 following items are required prior to the start of construction:
 1. Performance Guarantee, per **Section 11** of the Indian Hill Subdivision Ordinance;
 2. Construction inspection fee to the Village in the amount of \$2600; and
 3. Final Declaration of Covenants and Restrictions for the subdivision, spelling out the shared maintenance of the private drive, private storm easements, pond maintenance, post storm water BMP's, and Village maintenance agreement.

Mr. West states that Staff finds that the applicant has met all the requirements for Final Plat approval.

All adjacent property owners have been properly notified. Staff received a letter from Mr. and Mrs. Black on the property to the north. They did not have any issues or concerns with the plat.

Mrs. Stolper asks if the house on the property that was built in 1880 has any historical significance.

Mr. West replies that the historical society has reviewed the request to demo the house, and noted that the condition of the house was in such disrepair; therefore, the historical society approved the demolition.

Mr. Wiggers made a motion to approve the Final Plat. Mr. Rhodenbaugh seconded, and the motion was approved by a roll call vote with all members in favor of approval.

There being no further business to come before the Commission, Mrs. Stolper made a motion to adjourn. Mr. Manning seconded, and the motion was approved by a roll call vote with all in favor of adjourning.

Respectfully submitted,

Paul F. Madden, Chairman

ATTEST:

Jonathan D. West, Secretary Pro-tem