

PLANNING COMMISSION MEETING
November 13, 2012
7:00 P.M.

I. CALL MEETING TO ORDER

The meeting was called to order at 7:00 p.m. by Chairman Don Darby.

II. ROLL CALL

Members Present: Carolyn Ghantous, David Okum, Richard Bauer, Tom Vanover, Robert Diehl, Marge Boice and Don Darby

Others Present: Anne McBride, City Planner; Don Shvegza, City Engineer; William McErlane, Building Official

III. MINUTES OF THE REGULAR MEETING OF OCTOBER 9, 2012

(Mr. Okum moved to adopt the minutes of the October 9, 2012 Planning Commission Meeting; Mr. Vanover seconded the motion and with six "aye" votes, Mrs. Boice absent from the October 9th, 2012 meeting abstained, and the minutes were approved as written.)

IV. REPORT ON COUNCIL

(Mr. Vanover gave a summary report of the November 7th City Council Meeting.)

V. CORRESPONDENCE

Chairman Darby: Also included in the correspondence is Ordinance 31.

VI. OLD BUSINESS

- A. Chairman Darby: Now we are going to move into Old Business, Minor Improvements Requiring Planning Commission Approval, Mercy Health Springdale Family Medicine, 212 West Sharon Road, ground sign.

Mr. Paul Koehneke: I am the owner of Sign-A-Rama on Kemper Road in Cincinnati. We are here from the two meeting hiatus that we took a couple of months ago to rework the plans for ground monument signs for Family Medicine. We have submitted two revised options of the plans and I believe you have them in front of you, taking into consideration the comments that the Commission brought forward two months ago. We tried to listen and apply what we heard into the plans as well as provide the landscaping plans that were not done the last time that sign was adjusted. We feel we have addressed all the options and are willing to take any questions for clarification and seek your approval.

(At this time Mr. McErlane and Ms. McBride read their Staff comments.)

Mrs. Boice: At the last meeting, if you recall, I said that it didn't have any oomph; well, it is looking very good. I like what I see very definitely, great improvement.

Mr. Okum: I had an opportunity to look at this, as well; very complimentary on the adjustments you made. The stone base is obviously number one; not directly recommended by Staff but it falls with the Corridor Review District. I would suggest that we comply with that part of it. The post would be exposed most of the time, at least during the Winter season anyway when the grasses are cut down so I

would encourage that. I would assume you are using the same lighting but if you do change the lighting, then the only thing that I would ask and would put in the motion is that there would be no glare on the motoring public by any type of lighting that you do use to illuminate the sign. Beside that, I think that Staff can approve the final sign cabinet and the sign facing material. I don't think that is that critical and I believe in regards to your submission I would recommend sheet #2.02 and #2.01 in regards to the landscaping and the sign.

Mr. Bauer: I would echo that it is a big improvement from the last time. Is the stone base material similar to the wall material?

Mr. John Kennedy: I am with Color Design and one of the designers that worked with Mercy Health. We are trying to standardize their whole look and upgrade all of their offices throughout the greater Cincinnati area. One of the things that we are trying to do is the landscaping and the stone that is used for the foundation are all trying to be unified. Some of you are probably aware that they have built a new hospital along 74, so it has a lot of ceramic pieces and a lot of new stone elements. We are trying to use the same kind of stone elements, whether it is a dark grey or in this case a cream color. That is what we are recommending, a light cream color.

Mr. Bauer: Thank you.

Mr. Okum: Mr. Chairman I would like to make a motion to approve Mercy Health, 212 West Sharon Road, CRD Sign request to include our City Planner's recommendations; additionally that the exterior lighting, the lighting of the signs shall not have a glare effect to inhibit or hurt or effect the motoring public. The landscaping conditions shall be reviewed and approved by Staff and shall be per sheet 2.02 as submitted by the applicant. The signage conditions shall be per sheet 2.01 as submitted by the applicant and shall compliment the existing stone work on the site. Final approval of the sign cabinet and facing shall be reviewed and approved by Staff.

(Mr. Vanover seconded the motion and with 6 "aye" votes and one Member, Mr. Diehl abstaining as he stated at the September 2012 meeting that Mercy Hospital is part of Catholic Health Partner and they are a customer of his, the request was approved.)

VII. NEW BUSINESS

(No New Business was presented at this meeting.)

VIII. DISCUSSION

A. Chairman Darby: Any items for discussion this evening.

Mr. Okum: I have just one item. As you know I sit on the Hamilton County Regional Planning Commission and also I sit on the Executive Committee for OKI and as part of the Executive Committee I am on the Strategic Regional Policy Plan Committee. The Strategic Regional Policy Plan, the Land Use Plan that was adopted by the OKI executives back in 2005, the policy plan applies to most roadway improvements that occur. Part of the scoring process is tied to the Strategic Regional Policy Plan, therefore we are updating that and we would really appreciate if everyone would take a moment and go on to the site and do the questionnaire. It is really important to the community and to the region.

IX. CHAIRMAN'S REPORT

(No report from the Chairman presented at this meeting.)

X. ADJOURNMENT

Mr. Vanover moved to adjourn; Mr. Okum seconded the motion and the meeting adjourned at 7:13 p.m.

Respectfully submitted,

_____, 2012 _____
Don Darby, Chairman

_____, 2012 _____
Richard Bauer, Secretary