

# HAMILTON TOWNSHIP ZONING COMMISSION

## July 13th, 2015

Mr. Bill Ruschman called the Zoning Commission Public hearing meeting to order on July 13<sup>th</sup>, 2015 at 7:00 pm for consideration of site plan review for Cincinnati Commercial Contracting on behalf of Riversbend Dental, 6270 Riversbend Drive Warren County Ohio. Those who attended are as followed: Mr. Bill Ruschman, Mr. Bob Garlock, Mr. Eric Reiner Mr. Josh Morris, and Ms. Michelle Tegtmeier.

Ms. Michelle Tegtmeier, Community Development Coordinator, introduced Josh Morris, applicant from Cincinnati Commercial Contracting to the board and stated that he would be able to answer any questions the board may have.

Ms. Tegtmeier described the site plan for Riversbend Dental as Followed. Location as discussed is Lot number 2 with 1.93 acres which is located on State Route 48. Entrance to the building will be on Riversbend Drive, and the front of the building will face State Route 48. There are 32 parking spaces shown, 2 being handicapped, this exceeds requirements by 5 spaces. There are sidewalks shown on the plan for both State Route 48 and Riversbend Drive. All Utilities including water, sewer, gas are located at the street.

Ms. Tegtmeier moved onto the Landscaping description. The proposed plan for landscaping does not meet the requirements of the Hamilton Township Zoning Code. Interior landscaping requirements have been met. A perimeter landscaping of 10 ft. buffer of 6' continuous planting wall or hedge and 1 tree every 50 ft. is required along all roadways, this is not met along Rivers Bend Drive. Vehicular use requirement is 1 tree every 40 ft. and a continuous 6' planting wall or hedge and 1 tree every 40 ft. around all parking areas. This is met except for a section in the southern end of the front parking lot. Ms. Tegtmeier made note of adding a few trees on the back of the building coming from Riversbend Dr. that will break up the flat front.

Ms. Tegtmeier requested the approval of the Lebanon Dental sign location. The signage plan has not been submitted at this time. It will be approved under a separate zoning certificate at a later date. Staff would like to suggest the option 2 plan, giving them signage along Route 48 and on the building. The best location for the ground mount sign would be the northeast corner and on the east or front of the building. Ms. Tegtmeier asks the board for more landscaping on the back side of the building.

Ms. Tegtmeier mentioned the developer has chosen to go with the acorn style light fixture, keeping consistent with the township business district. The plan shows five pole lights, one on the right side of the entrance, two on the north side, one near the front door entrance and one near Route 48. Staff would like a professional opinion on the light pole near Route 48 due to the amount of traffic. The maximum allowed by code is 3.6 foot candles; the plan does not exceed 2.6. The lighting plan does not show lights attached to the building.

Mr. Ruschman asked if the facility required dumpster location on the site. Ms. Tegtmeier stated that there will not be a dumpster on site. Mr. Morris agreed that there would not be a dumpster due to the location not generating enough trash.

Mr. Ruschman mentioned the convenience of having a bigger sign for directional purposes on Route 48 for customer's convenience, provided the zoning permit allows for it.

Mr. Ruschman would like to see a consistency in light fixtures, and in manufacturers. He would also like to see a light of some sort over the entrance door.

Mr. Bob Garlock stated concern over the grading of the project. He requested a new submission of plans showing the grading to support the landscaping and allowing room for the light fixtures.

Mr. Eric Reiners agreed there was concern over the site layout and the curb cut. It was agreed by all members to table the decision until August 10<sup>th</sup> 2015, till new plans could be submitted and input from the Warren County Engineer could comment on the curb cut.

A motion was made to table the site lay out and curb cut by Mr. Bob Garlock and seconded by

Mr. Eric Reiners, all in favor.

Motion was made to adjourn by Mr. Ruschman, and seconded by Mr. Garlock, all in favor.