

HAMILTON TOWNSHIP ZONING COMMISSION
August 31st, 2015

The meeting was called to order at 7:00 p.m.

Members present: Mr. Don Biedermann, Mr. Bill Ruschman, Mr. Joe Rozzi and Mr. Bob Garlock.

Ms. Michelle Tegtmeier, Community Development Coordinator, went over the agenda for August 31st, 2015 Zoning Commission meeting. On July 13th 2015, Mr. Josh Morris brought to the board an issue concerning Rivers Bend Dental.

Ms. Tegtmeier mentioned that one thing the Board had discussed last time about the location was the entrance. Mr. Eric Reiner suggests contacting Warren County Engineers to verify the placement of the curve cut. Mr. Dan Cory from the Warren County Engineers office was contacted and he did give the ok for any curb cuts since there were already some in that particular location.

Ms. Tegtmeier went over the site plan specifications again with the Board.

Ms. Tegtmeier mentioned the original landscaping plan that was shown on July 13th and that she had a few concerns about the landscaping around the building. Ms. Tegtmeier indicated the resent version of the site plan with the update placement of landscaping. Ms. Tegtmeier had one concern with the new landscaping plans in that there are no wall or hedge plantings near the Northwest section along Rivers Bend Drive. The code requires there to be either a planting wall or a hedge along all roadways.

Ms. Tegtmeier wanted to ask the Board if the signage could be approved for one wall sign in front of the building and then one ground mount sign.

Mr. Bob Garlock asked Mr. Josh Morris what the intention was for the hedge row that is alongside the Northside of the parking lot.

Mr. Morris said that there was no intentions set forth. The landscaper wanted to leave room in case there was a need to move it up.

Mr. Garlock mentioned that the Board would allow Mr. Morris to eliminate the shrubbery along the building. However, Mr. Garlock asked that the minimum number of plants that are required by the code still be met on the site.

Mr. Garlock would like to see the landscaping moved out north of the drive, along the sidewalk to allow for some break up and buffering.

Mr. Garlock made a motion to recommend the approval of the site development plan for Rivers Bend Dental with the following conditions. Condition one is that a minimum number of plants be in conformance with the requirement set out by the Hamilton Township Zoning Code relating to landscaping.

Condition number two would be that the line of shrubbery to screen the north edge of the parking lot would be set at the top of the bank. Mr. Bill Ruschman seconded the motion as stated above.

Roll call as followed:

Don Biedermann	Yes
Joe Rozzi	Yes
Bill Ruschman	Yes
Bob Garlock.	Yes

Ms. Tegtmeier asked for a motion from the Board for the meeting minutes from July 13th, 2015.

Mr. Garlock made a motion to approve the meeting minutes from July 13th, and Mr. Ruschman seconded the motion.

All were in favor.

Ms. Tegtmeier asked for a motion to adjourn.

Mr. Garlock made a motion to adjourn the meeting at 7:13 pm and Mr. Ruschman seconded the motion to adjourn.

All were in favor.