

The Tuesday, August 7, 2007 meeting of the Delhi Township Zoning Commission was called to order by Chairman Charlie Fehr at 7:00 p.m. at the Administration Building. The meeting began with the Pledge of Allegiance to the Flag.

Members present:

Charlie Fehr

John Wickstrom

Jayne Berning Patton

Marijane Klug

Also present:

Thomas R. Stahlheber, Director of Development Services

The Commission received certification that the rules pertaining to the Sunshine Law had been adhered to for the meeting.

Resolution 2007-1

Mrs. Patton moved and Mrs. Klug seconded to approve the minutes of the Commission's December 12, 2006 meeting. Messrs. Fehr and Wickstrom and Messes. Klug and Patton voted aye. Motion carried.

The hearing on case ZC2007-1 (Bayley Place final development plan modification) was convened.

Mr. Stahlheber advised that the proposed modification affects Phase IV of the final development plan affecting the Bayley Place Retirement Community, the development plan for which was originally approved via case ZC1988-3.

Applicants, Jim Franz, 6962 Blueberg Drive, Cincinnati Ohio, 45248, and Doug Ignatius, Champlin Haupt Architects, 424 E. Fourth Street, Cincinnati, Ohio 45202 advised that they were representing Bayley Place with respect to the modification request. Mr. Franz commented that the proposed modification consists of the construction of a thirty-five (35) car parking lot situated at the northwest corner of the existing Community Wellness Center building, with ingress/egress to the parking lot being at the intersection of Mattingly Way and the employee parking lot serving Bayley Place. He noted that the increased number of meetings and special events taking place at the Wellness Center has resulted in an increased demand for the existing parking spaces serving both the Wellness Center and adjacent Medical Services Building, resulting in vehicles being parked in traffic lanes and blocking emergency routes. He advised that the proposed parking lot would facilitate the additional parking demand. He commented that all necessary precautions would be taken to make the intersection serving the new parking lot as safe as possible. He noted that the parking lot design details include specs for asphalt pavement and concrete curbing, fencing, lighting and landscaping to address any issues from headlights as well as for aesthetics. He advised that a green space would be maintained around the perimeter of the lot. He commented that storm water runoff would be handled via the existing storm water system serving Bayley Place. He noted that the

modifications to the actual development plan would be made by Champlain Haupt Architects and would include landscape and lighting plans. He advised that the subject parking lot would be removed with the construction of Phase IV of the development.

To Mrs. Klug's question as to what Phase IV of the development entails Mr. Franz advised a three-story independent living apartment building complex at the northeast corner of the intersection of Bender and Delhi Roads.

To Mrs. Klug's question as to what was the plan for parking for Phase IV Mr. Franz advised that the plan included a parking garage underneath the building complex.

To Mr. Wickstrom's question as to if the proposed parking lot would be situated west of the Community Wellness Center, constructed as part of Phase III of the development, Mr. Franz responded in the affirmative.

To Mr. Wickstrom's question as to if the construction of a parking lot to the west of the Wellness Center was anticipated via Phase III of the development Mr. Franz responded in the negative.

To Mr. Fehr's question as to if the proposed parking lot would affect the design of Phase IV of the development Mr. Franz reiterated that the parking lot most probably would be removed with additional parking being provided via the parking garage to be constructed in conjunction with Phase IV.

To Mr. Wickstrom's question as to if the proposed parking lot would be situated at the northwest corner of the Wellness Center Mr. Franz responded in the affirmative.

Mr. Ignatius advised that the overall development plan affecting the development shows the potential for the expansion of parking in the area between the Wellness Center and the Medical Services Building, but that such would involve removing some the residential homes owned by the Sisters of Charity on Delhi Road adjacent the development and that the Sisters don't want to do that at this time.

To Mr. Wickstrom's question as to if a drainage system has been designed to handle the additional storm water run-off to be generated by the proposed parking lot Mr. Franz responded in the affirmative.

Mr. Wickstrom commented that with the elevation of the proposed parking lot and its distance from the residences within the Village of Bayley Place that he didn't anticipate a problem with headlight bleed-over. Mr. Ignatius advised that landscaping is planned to be placed between the parking lot and residences.

To Mr. Wickstrom's question as to what are the Wellness Center's hours of operation Mr. Franz advised that it generally closes at 9:00 p.m. Mr. Franz commented that the proposed parking lot would most probably be used as overflow parking for special events held at the Wellness Center and the existing parking lot by regular patrons.

Mr. Stahlheber advised that the amount of parking indicated on the overall development plan exceeds the parking requirements. He commented that the proposed parking lot would be used to supplement existing parking until the development of Phase IV. He noted that the parking lot will need to be buffered/screened to address possible light bleed-over from automobiles and parking lot lighting, and that he presumed that some type of signage will be utilized. He advised that traditionally the Commission, in approving modifications to development plans, requires that existing landscaping, lighting and signage plans be modified as a condition of approval. He suggested, owing to the size and nature of the modification, that the Commission condition any approval on the landscaping, lighting and signage being reviewed as part of the permit review process and not requiring the development plan being revised to reflect the improvements.

Mr. Fehr advised that inasmuch as the development is controlled by a development plan that he would like to see the improvements indicated on such plan.

To Mr. Wickstrom's question Mr. Franz reiterated that ingress/egress and storm water runoff has been approved by the County.

To Mr. Wickstrom's question as to the width and paving material of the driveway accessing the proposed parking lot Mr. Franz advised that it would be a 24' wide asphalt drive.

To Mr. Wickstrom's question as to if there was to be a stop sign at the end of the driveway Mr. Franz responded in the affirmative, noting that stop bars and way-finding signs will also be utilized to enhance safety.

Resolution 2007-2

Mrs. Klug moved and Mr. Wickstrom seconded to approve the proposed modification to Phase IV of the final development plan affecting the Bayley Place Retirement Community in case ZC2007-1, conditioned upon such plan being modified to include administrative notations per the direction of the Director of Development Services. Msrs. Fehr and Wickstrom and Messes. Klug and Patton voted aye. Motion carried. (formal resolution attached).

Old Business:

- The Commission received several monthly reports.

New Business:

- The Commission received copies of their revised roster. Mr. Stahlheber advised of omitting email addresses in error and that he would forward further revised rosters, including the email addresses, in the near future.
- Mr. Stahlheber advised that beginning in June the format of the monthly report has been modified in keeping with the format of other departments' reports.
- Mr. Stahlheber questioned as to if any member of the Commission was interested in receiving their meeting materials via email rather than standard mail service Mr. Fehr and Mrs. Klug responded in the affirmative.

- Mr. Stahlheber advised of the status of the redevelopment of the former Delhi Garden Center site on Delhi Pike. He commented that access to the site will be by way of an access drive opposite Mt. Alverno Road, including a traffic light, as well as two right in/right out curb cuts. He noted that Frisch's is building a new building in the same vicinity as their old building. He advised that west of Frisch's Fifth Third Bank will be building a new building to replace their branch at the intersection of Greenwell & Delhi and that such will include five drive-thru lanes. He commented that there is a third frontage lot, between the proposed Fifth Third and the existing BP station, but that there were no current plans for development of it. He noted that there is a fourth lot, behind the three frontage lots which, based upon discussions with the developer, may include a multi-story building including commercial/office uses on the ground floor and residential units above. He advised that a commercial/residential building would be consistent with plans calling for the redevelopment of the Delhi Pike business district undertaken in both the mid 1990's and recently by a University of Cincinnati study. He commented that such a development is permissible by the current zoning regulations.

To Mrs. Patton's question as to if there is any concern for such a redevelopment of the garden center site including subsidized housing Mr. Stahlheber advised that the Township has no control over such matters. He commented that typically there aren't many new residential developments targeted to that audience. He noted that his presumption would be that market rate rental units catering to persons with limited mobility would be the target market. He advised that he would need to research if the Commission would need to approve a site plan for such a development.

The Commission noted their concern for the marketability of the site of the current Fifth Third Bank.

Mr. Stahlheber advised that a study of the Delhi Pike Business District by the University of Cincinnati, done in conjunction with the current Business Task Force, was recently completed. He commented that the Board of Trustees is taking the recommendations under advisement in order to adopt a vision and overall strategy. He encouraged the Commission members to familiarize themselves with the report as seemingly the Commission would be the facilitator of the plan. Mr. Wickstrom advised that some elements of the current study remind him of the study done in the mid 1990's.

The Commission discussed the flower pots project, including how the locations of same were determined and how they are to be maintained.

There being no further business on motion of Mrs. Klug seconded by Mrs. Patton the meeting was adjourned at 8:03 PM. Messrs. Fehr and Wickstrom and Messes. Klug and Patton voted aye. Motion carried.

Secretary