

The Wednesday January 5, 2022 meeting of the Delhi Township Zoning Commission was called to order by Charlie Fehr at 6:00 p.m. at the Glen Carder Lodge. The meeting began with the Pledge of Allegiance to the Flag.

Members present:

Daniel F. Burke
Dale J. Weisker
Martin E. Michels
Charles J. Fehr

Also, present:

Gregory J. DeLong, Assistant Township Administrator
Anthony S. Roach, Zoning Administrator

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

Election of 2022 Commission Officers:

Mr. Michels moved and Mr. Burke seconded to appoint Mr. Fehr as Chairman for 2022. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Mr. Burke moved and Mr. Michels seconded to appoint Mr. Weisker as Vice Chairman for 2022. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Review of Rules of Procedure:

Mr. Burke moved and Mr. Weisker seconded to approve the Rules of Procedure as presented. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Approval of Meeting Minutes:

Mr. Burke moved and Mr. Weisker seconded to approve the minutes of the Commission's November 17, 2021 meeting, but to dispense with the reading. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Agenda Items:

The Commission opened a public hearing in case ZC2022-01.

Mr. DeLong advised this is a request for a proposed zoning map amendment to rezone 587 Pedretti Avenue (parcel 540-0040-0610-00) from "E" Retail Business to "PUD" Planned Unit Development. He commented that according to Section 24.2 of the Township Zoning Resolution; a PUD is a development that is planned for a single use, or to integrate a variety of uses with collateral uses, in which lots, setback lines, yard areas, and building types may be varied and modified to achieve particular design objectives and make provisions for open spaces, common areas, utilities, public improvements, and collateral uses. He noted the proposed request is to continue to allow all uses in the "E" Retail Business, but add Multi-Family Residence as a permitted use. He advised the applicant is applying for Ohio Housing Finance Agency (OHFA) funding to assist with construction of the multi-family project; proper zoning must be in place to

apply for funding; if funding is not approved and PUD zoning is approved, all future uses will be required to have a Development Plan approved. He commented that the PUD zoning classification will make the zoning more restrictive on the property than the existing zoning currently is. He commented that this is a Senior housing project, 3-story building between 35,000-43,000 sq. ft., 44-52 dwelling units, 2,700-3,300 sq. ft. of amenity space, 500 to 600 sq. ft. of patio space, minimum 10 ft. front yard setback, minimum 15ft. side and rear yard setbacks, 36-44 space parking lot, and landscaping buffer and 3 ½ ft. high masonry wall along Pedretti Avenue. He noted that if the multi-family project is completed, Urban Sites and Episcopal Retirement Services (ERS) will co-develop the property, ERS is a 70-year nonprofit based in Cincinnati with a rich history of operating independent living buildings for seniors. He advised this is not a senior retirement home, it's an age restricted apartment building.

Mr. DeLong viewed Section 9.1 of the Zoning Resolution which states that a Planned Unit Development (PUD) District is to: (A) Promote the mixture of land uses in a creative, economical, and aesthetically pleasing manner; (B) Encourage flexibility in the design of developments specifically in the preservation of open space, in the protection of natural features, in the utilization of site amenities, and in the creation of design that are compatible with surrounding uses; (C) Provide harmonious transitions between uses by utilizing land uses, landscape buffers, or similar techniques; (D) Allow for the development of infill sites and the redevelopment of existing sites in creative manners that respect existing circumstances, adjacent land uses, topography, lot size, and other similar elements; and (E) Allow for safe and efficient transportation networks that accommodate automobiles, bicycles, and pedestrians.

Mr. DeLong reminded the Commission that they need to make their decision based on Section 9.2 of the Zoning Resolution (Planned Unit Development Regulations), which states: (A) Principally Permitted Buildings and Uses. Any use shall be allowed within a PUD District subject to approval of the Township Trustees; (B) Minimum Development Area. There is no minimum development area to qualify as a PUD; (C) Multiple Buildings on a Lot. More than one building is permitted on a lot within a PUD; (D) Ownership. Evidence shall be provided that the applicant has control over the land contained within a PUD application or signed acknowledgement; (E) Setbacks. Peripheral and internal setbacks shall be defined on the PUD plan as approved by the Trustees; (F) Transitions. PUD development shall be considerate of adjacent development and shall be designed in a way to mitigate undesirable audible and visual land impacts to the adjacent land uses. Installation of facilities/features required to protect and preserve the character and value of surrounding properties shall be completed prior to occupancy; (G) Circulation. The vehicular and pedestrian circulation system shall be designed to fully accommodate vehicular and pedestrian traffic and safety and efficiency within the development; (H) Signage. The design of signage should coordinate within the colors and materials of the principal structures. Freestanding signs should be low-profile in nature. Pole signs are not permitted within a PUD.

Mr. DeLong concluded his presentation by stating that it appears that the regulations found in Section 9.2 of the Zoning Resolution have been met.

Will Yokel, 1209 Sycamore Street, advised that Mr. DeLong did a great job on the staff report and the only thing he would like to add is the proposed multi-family development use would add Multi-family District "D" to the east and a non-conforming multi-family residential use and Retail

Business District “E” to the west and south. He commented that Tim Westrich is the Vice President of Affordable Housing and Urban Sites and Janet Westrich who is the Development and Project Manager of Episcopal Retirement Services are here to do a brief presentation on the development project.

Jay Kittenbrink, 3870 Virginia Avenue, advised he is with Episcopal Retirement Services and has been with them for forty years in operations and development. He commented Episcopal Services is a local company based in Cincinnati and plan to be the co-developer with Urban Sites and will also be the owner and property manager and will provide support of services that are over and above what the rents provide for. He noted they have over seventy years’ experience and specialize in senior care and the purpose is to enrich the lives of older adults in a person-centered, innovative, and spiritually based way. He advised supportive services typical offered by Episcopal Retirement Services include activities and volunteer coordination, service coordination, healthcare and well-being programming, transportation, and chaplaincy.

Tim Westrich, 1209 Sycamore Street, advised he is with Urban Sites. He commented that the company is based in Over-the-Rhine and was established in the mid 1990’s. He noted that they are a full-service development, construction and property management company. He advised they are currently planning 48 units in a three-story building, 41 would be one-bedroom and 7 two-bedroom, and all of the head of household have to be 55 years or older. He commented some of the amenities include a community room, exercise room, outdoor gathering space, and programs and services for older adults. He noted that they would be applying for a traditional first mortgage, Hamilton County HOME Funds, and Federal Home Loan Bank of Cincinnati AHP grant.

Janet Westrich, 3870 Virginia Avenue, advised she is the Development and Project Manager of Episcopal Retirement Services. She summarized the qualified income levels and how they determine them and that they are working on a local income study and should have the results soon. She commented that this is a competitive funding source and the statistic is roughly 30% to 35% of the applications are funded but feel strongly about the score on this project and are hopeful.

James Perrino, 4563 Foley Road, advised he has concerns that the affordable senior apartments work well at first but they will eventually turn into a big section eight apartment with disabled residents. He mentioned various locations throughout Cincinnati where he said this has occurred.

To Mr. Burke’s question as to where will you get in and out of the building? Mr. Westrich advised there will be a curb cut on Pedretti Avenue.

Mr. Michels asked if someone could address what Mr. Perrino said about starting out for seniors and reverting to section eight housing? Mr. Westrich advised that he understands the concerns and under the HUD guidelines and when you do have section eight you are required to consider a disabled person as a senior. He commented that this is not a HUD building and not a section eight building, it’s a low-income housing credit so the 55-age limit requires all head of households to be 55 years old.

To Mr. Fehr's question as to are you going to use the grade as it is now or do you plan to reduce it? Mr. Hackett advised he will be the architect on the project and they are studying the elevations right now and do not have it finalized but are trying to work with the existing grades and contours to minimize heights of retaining walls where they can.

To Mr. Fehr's question as to will the building sit higher than the condos? Mr. Hackett advised it would be similar to the three-story condo on the south side of the property. He advised the roof will be flat with decorative gables to hide the mechanicals.

To Mr. Fehr's questions as what material will the wall be surrounding the parking lot? Mr. Westrich advised he assumes it would be a masonry material but that is subject to change with the final development plan.

To Mr. Weisker question as to if it's going to be higher up than Pedretti, are you going to have something in the driveway for people to walk on and not down a hill? Mr. Westrich advised that the north side is level and the handicap accessible sidewalk goes to Foley and the landscaping around the north and east corner is level with the sidewalk.

To Mr. Fehr's question as to will the building be about 50% brick? Mr. Westrich advised that it would be 50% brick and the rest will more than likely be a cement board like hardiplank.

To Mr. Michels question as to are the rents subsidized? Mr. Westrich advised that it's subsidized by the financing, the long-term housing tax credit provides about 90% of the financing and that is equity not a loan.

To Mr. Michels question as to that the money you have to help keep the rents low will that run out? Mr. Westrich advised its basically not having a mortgage to repay so the small mortgage that they have doesn't require much per month payment.

To Mr. Fehr's question as to with respect to the parking do you know how many of the residents will have their own cars? Mrs. Westrich advised they have done parking counts on comparable property's not one of those properties that they counted had even a 1 to 1 ratio, they were all fewer than 1 spot per apartment.

To Mr. Fehr's question as to how many staff members are normally there? Mr. Westrich stated that there typically would be 1 ¾ full time equalizes which works out to 3 to 4 people working there.

Being no further questions or comments by the Commission.

Mr. Burke moved and Mr. Weisker seconded to approve the proposed zoning map amendment to rezone 587 Pedretti Avenue (parcel 540-0040-0610-00) from "E" Retail Business District to "PUD" Planned Unit Development. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Old Business

- Mr. DeLong advised that we are finalizing the public hearing date for the Indian Lookout rezoning request before the Board of Trustees.

New Business

- Mr. DeLong advised the Delhi Towne Square project has started clearing and the construction plans came in for review.
- Mr. DeLong advised the Heather Ridge property has transferred and construction should begin in January.
- Mr. DeLong advised the Township vacancy rate is approximately standing at 11.8% based on square footage.
- Mr. Fehr welcomed Mr. Michels to a new five-year term on the Commission.

There being no further business on motion of Mr. Weisker seconded by Mr. Michels the meeting was adjourned at 7:07 p.m. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Anthony S. Roach, Secretary