

The Wednesday March 1, 2023 meeting of the Delhi Township Zoning Commission was called to order by Charlie Fehr at 6:00 p.m. at the Administration Building. 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:

Anthony S. Roach, Zoning Administrator
Skylor R. Miller, Administrator

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

Election of 2023 Commission Officers:

Mr. Weisker moved and Mr. Burke seconded to appoint Mr. Fehr as Chairman for 2023. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Mr. Michels moved and Mr. Burke seconded to appoint Mr. Weisker as Vice Chairman for 2023. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Review of Rules of Procedure:

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

Approval of Meeting Minutes:

Mr. Michels moved and Mr. Weisker seconded to approve the minutes of the Commissions' July 6, 2022 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 ZC2023-01.

Mr. Roach advised this hearing is for a proposed Final Development Plan for the property located at 587 Pedretti Avenue. He commented that the applicant submitted a summary of each component of the development.

Janet Westrich, 1327 Morton Street, advised she is here on behalf of Episcopal Retirement Services.

Tim Westrich, 1327 Morton Street, advised he is here on behalf of Urban Sites, one of the code developers.

Mr. Westrich advised he is here for the Final Development Plan for the PUD located at 587 Pedretti Avenue. He commented that very little has changed since they presented to the Zoning Commission on January 5, 2022.

Ms. Westrich advised they did get the tax credit that they applied for and are thrilled to be bringing this housing to Delhi. She commented they will be serving as the Co-Developer, management agent, long term owner and supportive services provider. She noted that Mr. Westrich company Urban Sites will be serving as Co-Developer and general contractor on the project. She advised Episcopal Retirement Services has 70 years' experience serving older adults through Continuing Care Retirement Communities, Affordable Living communities, in-home and community-based services, ERS works to enrich the lives of older adults in a person-centered, innovative, and spiritually based way. She commented that some of the services offered by ERS include: Activities and Volunteer Coordination, Service Coordination, Healthcare and Well-Being Programming, Transportation and Chaplaincy.

Mr. Westrich advised Urban Sites is a development construction property management company, most of the work since founded in the 1990's in Over-the-Rhine, Downtown, East Walnut Hills, and Covington.

Mr. Westrich advised very little has changed from the application that was submitted back in December 2021. He commented the few items that has changed is they are proposing landscaping to screen the lights from the parking lot from neighbors across the street; the entrance curb was shifted further away from Pedretti and Foley intersection; and a cover was added to the patio in the rear of the building. He noted that they lowered the elevation of the building three feet and will do some grading.

Ms. Westrich advised some of the amenities include a community room, exercise room, outdoor gathering space, programming and services for older adults. She commented that the project will have 48 units, the target population restricted to older adults ages 55 and above at or below 60% of the area median income. She noted that the total construction budget is a little over 15 million.

To Mr. Fehr's question as to the initial retaining wall was 3' what is it now Mr. Westrich advised it starts off at 1' and it slopes down and gets taller as you go down the hill to a maximum of 6 or 7 feet.

To Mr. Weisker's question as to is the County okay with the driveway Mr. Westrich advised they still have to submit to the County.

The staff report identified a few conflicts in the drawings, something appears to be missing, or something staff wishes for the Commission to consider as discussion point with the applicant.

To Mr. Fehr's question as to what are the landscaping setbacks Mr. Westrich advised they will add the setbacks on the next set of drawings submitted and will have at least the minimum.

To Mr. Weisker's question as to what patio canopy materials will you be using Mr. Westrich advised the canopy has columns and will be wrapped in the fiber cement material.

Mr. Fehr advised that the curbing, drive aisles, parking areas, landscape areas need to be identified. He commented that the freestanding lighting needs to be identified and it is unclear what the proposed height and color will be. Mr. Westrich advised they will add that to the drawings.

To Mr. Fehr's question as to will the existing wooden fence around cell tower structure going to be removed and replaced Mr. Westrich advised it will be repaired and refinished.

Mr. Fehr advised that the sign face materials, colors, and graphics need to be identified.

James Perino, President of Wellington Condominiums, advised he would like to know the height of the building Mr. Westrich advised the building will be three stories.

To Mr. Perino's question as to will there be a privacy fence between the condos and the new building Mr. Westrich advised they don't have a privacy fence going around the building but there will be landscaping around the patio to provide a buffer.

Mr. Burke moved and Mr. Weisker seconded to approve the Final Development Plan for 587 Pedretti subject to the applicant submits one complete set of the plans (addressing any conditions or items identified) and the applicant submits for and obtains all required zoning, fire, building, and applicable utility permits prior to commencing construction. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

The Commission opened a public hearing in case ZC2023-02.

Mrs. Fields advised that staff has discussed the accessory building and use regulations for both the Single-Family and Multi-Family Zoning Districts use the word "occupiable" to explain storage sheds or other similar structures. She commented that staff is proposing to change that word to "enclosed" to clarify that these regulations apply to all enclosed detached structures. She noted that staff is proposing to change the wording to clarify that not just detached garages cannot exceed 1032 sq. ft., but that all detached enclosed structures cannot exceed 1032sq. ft. She advised this would close the existing loophole to allow storage shed to exceed that square footage requirements if all other regulations were met.

Mr. Weisker moved and Mr. Michels seconded to approve the Zoning Resolution Amendment for Case ZC2023-02. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Old Business:

- Nothing

New Business

- Mr. Roach introduced our new Administrator Skylor Miller.
- Mr. Miller provided updates on Delhi Town Square.
- Mr. Roach advised Johnny's Sport Bar changed names and is now Longshots Sport Café.
- Mr. Roach advised Harvest Baptist Church has sold and is now Revive Baptist Church.
- Mr. Roach advised we had a ribbon cutting for Athletico Physical Therapy which is in the old Jett's Pizza location.

- Mr. Roach advised construction for Take Five Oil Change should start soon.
- Mr. Roach advised he has issued 8 out of 19 homes for Heather Ridge.
- Mr. Roach advised all 11 permits for Garden Grove have been issued.
- Mr. Roach advised the fencing is going up for the Pickle Ball Courts.
- Mr. Roach advised in 2022 we issued 66 million dollars in zoning certificates.

There being no further business on motion of Mr. Michels seconded by Mr. Burke the meeting was adjourned at 6:13 p.m. Messrs. Burke, Weisker, Michels and Fehr voted aye. Motion carried.

Anthony S. Roach
Zoning Administrator