

Village of Maineville
Public Hearing Meeting Minutes
June 16th, 2011
7:00 pm

Tony Dickman – Present
Linda Humphries – Present

Larry Jebesen – Present
Bill Shearer – Present

Doug Drook – Present
Donna Moore - Present

Mayor Marconet opened the public hearing at **7:00 pm**.

A public hearing on the proposed change in Zoning at 8211 S. State Route 48, a property owned by Mr. Richard Bowers.

Planning Commission Members in attendance: Kirt Robb and Gus Bunnell (Mayor and Mr. Drook)

Village Employees in attendance: Administrator James Marconet, Stephen Allen (Streets), Kathy Freel (Court), Chief John Reynolds and Lt. Beth Mason.

Residents in attendance: Susan Leeson, Dee Drook

Administrator Marconet introduced Mr. Bowers to the Council and guests in attendance.

Administrator Marconet read the **LEGAL NOTICE** aloud for the record. He also advised that he had the proof of publication showing it had run in the Western Star.

Administrator Marconet advised the Council and provided the text of a letter that was sent to all the adjacent property owners.

PUBLIC COMMENTS:

Sue Leeson – 8208 S. State Route 48

- Property is owned by mother who is elderly and unable to attend this evening
- Understands that growth and progress happens
- Does not want the town to not survive, but all the properties in the area are residential
- Homes and most have elderly residents who have lived here their whole life
- Believes that there is a better use for the property other than a car lot

Mr. Robb asked what her major concern regarding the use was.

- Concerned about traffic control
- Concerned about light reflecting on her other properties
- Concerned about the hours of operation.

Mrs. Humphries asked if she felt this business would be more or less busy

- Believes things such as insurance or real estate agencies would be less busy than car lot/repair facility

KTR Properties – 8203 S. State Route 48 (Not present, sent letter)

14 June 2011

James Marconet
Village Administrator
Village of Maineville
8188 S. State Route 48
Maineville, Ohio 45039

Re: Public Input on Proposed Zone Change at 8211 S. State Route 48

Dear Mr. Marconet:

KTR Properties, LLC owns the residential property at 8203 S. State Route 48, and I am the Manager of KTR Properties, LLC.

The property at 8203 S. State Route 48 is bounded to the north and west by a public storage facility. If the zoning at 8211 S. State Route 48 is changed to a more intensive use, then a less intensive land use will be surrounded by intensive uses, rendering the property at 8203 S. State Route 48 undesirable for residential and light business uses. Therefore, to maintain the value of the 8203 S. State Route 48 property, I would be compelled to make a similar zoning change request.

If the Village Council decides to not accept the Planning Commission's recommendation, then I respectfully request approval conditions, such as privacy fencing and landscape treatments, designed to protect the current residential use at 8203 S. State Route 48.

Thank you for considering my comments.

Sincerely,

Randy Meyer, Manager
KTR Properties, LLC

COUNCIL

Mr. Shearer expressed some concerns that we have no area suitable for this type of business. There is currently only one "NB" location in the Village, which is Rossman electric. There is a future "NB" district located just to the East of the Village near the Elementary School, however it will remain as an "R-1" use until the property owner requests the change. Mr. Shearer expressed concerns about not having a document to review (Zoning Ordinance). Administrator Marconet provided Mr. Shearer, Mr. Dickman and Mrs. Humphries ordinances. Mrs. Moore and Mr. Jebson requested they also be provided a copy.

Council members expressed concern that we went so quickly implemented the comprehensive plan. Administrator Marconet advised them we completed the plan in 2007, and immediately began working on the Zoning updates, which were completed in January of 2009 and modified further in October 2009. Administrator Marconet stated that all successful communities establish plans and that the most successful are those that have strict enforcement the Ordinance. When the plan was created, it was expected to take 10-15 years before we would start to see the change and we should not deviate from the plan to accommodate one type of business. The Village lots are too small for this type of use, and with the current requirements of the buffer zone, these style of businesses just don't fit. If we allow for this change, then we can in all respects, discard the Zoning Ordinance and the Comprehensive Plan as anyone who requests this change will have to be granted, with reasonable review, creating a disjointed village. Areas of Hamilton Township are better suited for these large scale type uses.

Mr. Shearer asked the Solicitor to review if the Village has any liability due to not having any available ground for this use.

Administrator Marconet reminded Council that they have thirty (30) days from today's date to render a decision on the matter. The Solicitor advised he could have an answer by then.

A **motion** to adjourn the public hearing was made by Mr. Dickman at 7:38 PM, 2nd by Mrs. Humphries

Roll Call	Mrs. Humphries – Yes	Mr. Drook – Yes	Mr. Shearer – Yes
	Mr. Dickman – Yes	Mr. Jebson – Yes	Ms. Moore – Yes

6 yea/0 nay, all approved.

Respectively Submitted,

James Marconet, Village Administrator

Dale Marconet, Mayor

Linda Humphries, Pro-Tem