

**PLANNING COMMISSION  
MEETING MINUTES SUMMARY  
March 8, 2023**

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Mayor Hardman called the regular Sharonville Planning Commission meeting of March 8, 2023 to order at 6:30

Roll Call

- ◆ In attendance for Roll Call were Planning Commission Members: Mayor Kevin Hardman, Mr. Jim Lukas, Mr. Bill Martin and Mr. Bill Knight. Mr. Sam Schutte was absent with notice. Mr. Mike Wilson was also in attendance on behalf of Sharonville City Council
- ◆ Also in attendance was Community Development staff Mr. John Creech (Director of Community Development – Board Secretary), Ms. Kimberly Price (Administrative Assistant – Community Development) and Mr. Gabriel Rhoads (City Planner).

Approval of Meeting Minutes Written Summary and Audio Recording

- ◆ The written summaries of minutes and audio recordings from the regular Planning Commission meeting of February 8th, 2023 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ Request for Conditional Use Permit for outdoor dining under tents through the summer and fall 2023 season- Third Eye Brewery
  - The Applicant is requesting a Conditional Use Permit in order to erect and maintain two (2) outdoor tents on the property behind the building and serve food and beverage outdoors during the late spring, summer, and early fall seasons. These are the same two tents that Third Eye received approval for last year. Third Eye is requesting the Conditional Use Permit for the two tents be valid for six months until October 2023. In the Applicant's letter, they explain that the current kitchen and seating is not enough to serve all patrons. One tent would shade 600 square feet of area, while the other would shade 300 square feet- 900 square feet of under-tent area collectively.
  - Mr. Lukas asked the applicant if he had ever considered building a covered dining area in the proposed location of the tents- similar to the area that exists on the west side of the building.
  - Applicant detailed the issues on that side of the building with too much sunlight and brightness, as well as the cost prohibitive-ness of constructing a similar area in place of the tents.
  - Mr. Wilson asked of the timeline in which the tents are typically up. Applicant answered April-November.
  - Motion to approve by Mayor Hardman was seconded by Mr. Martin and Mr. Lukas.
  - A 7-month approval was unanimously granted with the following conditions:
    - The Conditional Use approval applies to this particular property only and

- valid for six months.
- The Conditional Use approval is for the tents as presented. Any change in size or location would require new approval.
- The property will be maintained in good condition to remain in compliance with the approved Conditional Use.
- Tents and all improvements shall be maintained in good repair and replaced as necessary.
- Tents shall be compliant with building and fire codes, as applicable.
- ◆ Request to amend approved site plan to establish a U-Haul truck leasing operation at 11775 Lebanon Road- Sam Patel (Days Inn Sharonville)
  - The applicant was not in attendance.
  - Mayor Hardman asked if the Planning Commission was expecting anyone to appear.
  - Mr. Creech explained that he was not sure why applicant was not in attendance- that he had come to the office, filled out an application, paid the fee and was notified of the meeting.
  - Motion to table the request by Mayor Hardman was seconded by Mr. Knight and Mr. Lukas.
  - Request was unanimously tabled.
- ◆ Discussion
  - Mr. Creech discussed the update to the Flood Damage Reduction ordinance that had been underway in the Community Development Department. FEMA updates the Flood Insurance Study report and Flood Insurance Rate Maps for Hamilton County in 2022.
  - Update of the ordinance is required to recognize the new study and maps of Hamilton County.
  - Mr. Creech explained that the changes are minor- no change in mapped areas or requirements. A formal new business item would be presented at the April meeting.
- ◆ Mr. Creech indicated that he would be out of town on the scheduled April 12, 2023 Planning Commission meeting. Motion to move the April 12, 2023 Planning Commission meeting to April 19, 2023. Mr. Lukas indicated that he had a conflict and would not be able to attend. Motion to move the meeting from April 12 to April 19 was approved unanimously.

### Adjournment

- ◆ The motion to adjourn by Mayor Hardman was seconded by Mr. Bill Knight and Mr. Jim Lukas. Mayor Hardman adjourned the meeting at 6:43 pm.

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Kevin Hardman, Chairperson

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John Creech, Secretary