

**PLANNING COMMISSION  
MEETING MINUTES SUMMARY  
June 14, 2023**

---

Mayor Hardman called the regular Sharonville Planning Commission meeting of June 14th, 2023 to order at 7:35 pm.

Roll Call

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

Approval of Meeting Minutes Written Summary and Audio Recording

- ◆ The written summaries of minutes and audio recordings from the regular Planning Commission meeting of May 10, 2023 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ **Application to Rezone from Residential Single Family (R1-B) to Public Facilities (PF) one property comprised of Hamilton County Parcel ID#060800080015 – Jen Flores – Sharonville United Methodist Church**
  - Mrs. Chappell presented the request and supporting information to the commission.
  - Mayor Hardman introduced Pastor Kurt Tomlinson to the commission and stated that he would be abstaining from discussing or voting on the request as he is a member of Sharonville United Methodist Church.
  - Pastor Tomlinson addressed the commission and explained the churches rationale for the zone change request- that the church was exploring ways to engage with the community and noticed that the parcel in question was a different zoning designation than the larger primary church property.
  - Mr. Martin stated that he thought the request was completely relevant and made sense to him- that the future use of the site would require commission approval but that he is in favor of the entire church property being the same zoning classification.
  - Mr. Schutte asked if the subject parcel is where the current monument sign is located. Pastor Tomlinson said that is correct.
  - Mr. Shawn Thatcher, 3749 Creek Road, asked how a dog park would affect the surrounding property values. Pastor Tomlinson stated that the dog park was a very preliminary idea and reiterated that any future development or use would need additional approval by the church board and by the Planning Commission.
  - Mr. Martin reiterated to Mr. Thatcher that the request for tonight was solely for the zone change, not for any future use or development on the site.

- Mr. Thatcher explained that his neighbors came to him asking about the request and expressed that they are in opposition of it. He stated that he was in attendance to be neighborly and to seek more information.
- Mayor Hardman told Mr. Thatcher that his neighbors can call the Mayor, their City Council representatives or the Community Development Department with any questions or concerns following the meeting.
- Ms. Jane Clift, 10957 Sharondale Road, asked the commission what could be built if the parcel was rezoned to Public Facilities and sold by the church. Mr. Martin stated that it would continue to be a public use related to the church and that any sort of commercial or industrial use would be prohibited.
- Mr. Schutte asked for clarification on the existing stormwater structure on the parcel. Pastor Tomlinson stated that it was the ditch with all the rocks in it to the rear of the parcel, that runoff from the nearby residences is directed through it.
- Motion to approve request as presented by Mayor Hardman was seconded by Mr. Martin and Mr. Lukas.
- Mayor Hardman abstained from voting on the request, though it was approved with the following conditions:
  - If rezoning is approved by City Council, the applicant will return to the Planning Commission for approval of any future development of the site.
  - Applicant will be required to submit detailed construction plans to City Building Official and obtain plan and permit approvals, if required.
- ◆ **Request for Conditional Use Permit for Expansion of Non-Conforming Use: i.e. To permit temporary parking of vehicles in front yard on gravel surface for 2 years at 3465 Hauck Road – Tim Caruso – Caruso USA**
  - Mr. Rhoads presented the request and supporting information to the commission.
  - Tim Caruso, 3465 Hauck Road, addressed the commission and welcomed any questions.
  - Mayor Hardman asked how the site ended up being developed differently than what was previously approved by Planning Commission in 2017.
  - Mr. Caruso stated that that portion of the site where the parking area in question is was cleared of overgrowth and used for temporary parking and maneuvering of dump trucks involved in the excavation. The engineer, Ford Development advised Mr. Caruso to let the gravel surface settle for two (2) years before paving the area with asphalt. Mr. Caruso emphasized that the gravel was just a temporary surface.
  - Mr. Schutte asked if the property was purchased by Caruso in recent years. Mr. Caruso stated that it has been occupied by Caruso for many years.
  - Mr. Lukas asked if the property was related to a food packaging use and an inquiry related to parking capabilities. Mr. Caruso stated that it was probably related to the former Ohio Mulch property at 3739 Hauck Road.
  - Mr. Martin asked why not consider paving the area with asphalt initially. Mr. Caruso said his engineer advised him to let the gravel settle and that the ground is very soft- that the gravel would help facilitate paving the area at a later date.
  - Mr. Lukas asked if the request was due to the parking area only being a temporary need. Mr. Caruso stated that the company has created nearly 200 additional jobs and that the parking area would be needed permanently.
  - Mayor Hardman made a motion to add a condition to the request that following the

completion of the Hauck Road project, that Mr. Caruso maintain the area around the driveway, street, and public right-of-way to prevent spillover of gravel into said areas.

- Mr. Schutte stated that he appreciates Mr. Caruso's commitment to paving the area at a later date.
- Motion to approve request with conditions by Mayor Hardman was seconded by Mr. Martin and Mr. Schutte.
- Request unanimously approved with the following conditions:
  - Maintain any gravel that spills into public right-of-way.
  - Maintain distinguished gravel parking area.
  - Gravel parking area to be maintained (weeds cut, etc) as necessary.
  - There shall be no storage or accumulation of junk vehicles in parking area.

### Discussion

#### ◆ Dowlin Drive Streetscape Conceptual Design

- Mr. Rhoads presented the solicitation of RFPs for a streetscape conceptual design of Dowlin Drive and explained the choice of McGill Smith Punshon (MSP) for solicitation of streetscape designs. The Community Development Department met with MSP on July 11<sup>th</sup> to discuss preliminary ideas and design elements for the area for future rendering and plans. More information regarding next steps and developments will be promptly relayed to the Planning Commission and property owners.

### Adjournment

- ◆ The motion to adjourn by Mayor Hardman was seconded by Mr. Knight and Mr. Lukas. Mayor Hardman adjourned the meeting at 8:09 pm.

---

Kevin Hardman, Chairperson

---

John Creech, Secretary