

**PLANNING COMMISSION
MEETING MINUTES SUMMARY
September 13, 2023**

Mayor Hardman called the regular Sharonville Planning Commission meeting of September 13, 2023 to order at 7:29 pm.

Roll Call

- ◆ In attendance for Roll Call were Planning Commission Members: Mayor Kevin Hardman, Mr. Bill Martin, and Mr. Bill Knight. Mr. Jim Lukas and Mr. Sam Schutte were absent with notice, 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. John Creech (Director of Community Development), and Mr. Max Adams (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 June 14, 2023 were approved as written and distributed.

Old Business

- ◆ None

New Business

- ◆ **Request for Conditional Use Permit for Home Occupation at 3702 Creek Road – Sarah Denney**
 - Mr. Creech presented the request and supporting information to the Commission.
 - Mrs. Sarah Denney, 3730 Creek Road, addressed the Commission stating that the presentation was done very well and that she intends to eventually expand the driveway so that the camper being used for the home occupation will be on a paved surface rather than the gravel that currently exists. Mrs. Denney elaborated that the outdoor kitchen on the camper consists of a refrigerator that would refrigerate the eggs during the day for whoever comes to pick them up, and that she prefers to deliver the eggs herself rather than leaving them outside or in mailboxes.
 - Mayor Hardman asked if there were any zoning complications with the placement of the camper. Mr. Creech stated that the front of the house does not abut any public street.
 - Mr. Martin asked about the surface requirements for vehicular use areas (i.e. parking pads). Mr. Creech stated that they are required to be of asphalt or concrete, and recommended an additional condition of approval that the area on which the camper is parked be paved with asphalt or concrete.
 - Mr. Martin asked what signage would be permitted for the home occupation. Mr. Creech stated that under the current zoning code the maximum signage area is four (4) square feet in area. Mr. Martin expressed concerns regarding the safety of customers trying to locate the property as well as incidences of speeding around Creek Road where the property is located. Mrs. Denney stated that she has filed

complaints to Sharonville Police regarding speeding on the street, that she as well as felt unsafe due to the motorists but that she has not had any issues with people being able to find the property. Mrs. Denney stated that she does not intend to use any signage to advertise the home occupation.

- Mr. Martin asked if there were any problems with coyotes on the property. Mrs. Denney stated that there were, as well as with hawks and foxes.
- Mayor Hardman asked if the area under the camper could be paved by June 1, 2024. Mrs. Denney was agreeable to the proposed date.
- Mr. Martin asked the Commission to consider a condition regarding the use of signage for wayfinding. Mayor Hardman stated that he didn't believe it would be needed at this time and Mrs. Denney stated that she does not intend to use any signage for the home occupation.
- Motion to approve the request with additional condition by Mayor Hardman was seconded by Mr. Martin and Mr. Knight.
- Request was unanimously approved with the following conditions:
 - Applicant shall obtain all applicable licensing and/or permits from the Hamilton County General Health District and all other applicable agencies.
 - Home occupation and all animals used to provide items for sale shall not become a nuisance to adjacent property owners (i.e. no messes, odors, excessive noise, etc.).
 - Hours and days of operation be limited to those detailed by the applicant, or as otherwise approved by the Planning Commission.
 - Any proposed temporary signage to be used for home occupation shall comply with temporary signage regulations per the Sharonville Zoning Ordinance.
 - The camper shall be parked in a location and manner to not obstruct use of the private driveway of adjacent property owner's access to their properties from the private driveway.
 - Camper to be parked on hard surface (concrete or asphalt) by June 1, 2024.

Discussion

◆ **11689 Chester Road**

- Mr. Creech stated that the property has been inquired about by many investors who are buying extended-stay hotels in hopes of converting them to studio and multi-family residential developments. Mr. Creech stated that there was an investor interested in purchasing the property to convert it into a permanent residential development.
- Mr. Creech stated that the property is currently zoned General Business (GB) which would necessitate a rezoning, as well as Planned Unit Development (PUD) approval in order to be converted into multi-family residential.
- Mr. Creech stated that the investors would likely be submitting a rezoning and Planned Unit Development application in the future.
- Councilman Wilson and Mr. Knight stated that they did not believe it would be a good idea to introduce permanent residential into that area of town, citing adjacent land uses and code enforcement concerns.
- Mayor Hardman asked if there would be any significant interior or exterior alterations to the buildings or units. Mr. Creech stated that there would not.

- Mayor Hardman stated that the current use of the property as an extended-stay hotel is not currently an ideal land use and that rezoning the property to multi-family would likely be a regressive decision and that that land use would be incompatible with its surroundings.
- Mr. Knight stated that he saw nothing but downsides with the idea.

Adjournment

- ◆ The motion to adjourn by Mayor Hardman was seconded by Mr. Knight and Mr. Martin. Mayor Hardman adjourned the meeting at 7:56 pm.

Kevin Hardman, Chairperson

John Creech, Secretary

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