

HARRISON PLANNING COMMISSION MEETING

Meeting Minutes

March 14, 2023

PUBLIC HEARING

The public hearing began at 7:00 pm.

Drew Herdeman gave a presentation regarding putting a 24 hour laundromat at 400 Harrison Ave. Mr. Wilson said a 24 hour laundromat was not ideal for the DRD and would limit it to certain hours. Drew said he would be open to having the hours similar to the bars and restaurants in the DRD. Mr. Wilson said there was a laundromat in the DRD years ago and it was unsuccessful. Mr. Herdeman explained this would cater to a younger generation with flexible working hours.

The applicant was not present for the proposed used truck lot at 10264 Harrison Ave. There was not presentation or discussion.

The applicants from Gradison Land Development gave a presentation for the proposed residential development on Carolina Trace Road. Adam Mears and Mark Gradison explained the reason for the PUD and the original plan that was started in 2021. The applicants went through the process since 2021 including neighbor meetings and meetings with the City and how the plans have been revised along the way. Mr. Gradison explained the amenities to be added to the development such as a dog park, fire pit, green space and lift station. A tree border on the northern border was added, a covered porch bump out on rear of the Villas was added, three sides of homes would be stone three feet up and masonry would also be added on townhomes. There would be vinyl on townhomes only.

Visitors were allowed to speak about the project. Lauren Stenger from the Front Door group was concerned about the high density of homes in the development. Tom Losekamp, Harrison Township Trustee, felt this development didn't meet the Harrison Comprehensive Plan and said this development should wait for the schools to catch up to the homes being built. Southwest Local Schools Superintendent, John Hamstra, spoke about the number of children per household this type of development might add. Rob Schedel from Carolina Pines subdivision was concerned about the drainage basin and water run-off from Carolina Trace and Marvin Road. Shane Metz was concerned about the aesthetic of the development and traffic and felt the development did not meet the Comprehensive Plan. Gerry Chuck from Landhill South subdivision was concerned with the look of the backs of the homes and felt the development does not meet the Comprehensive Plan for northern neighborhoods. Fred Hehlman from the Landhill South subdivision felt the plan for the subdivision did not meet with the integrity of the community and way of life. Linda Peak asked what is Planning Commission's vision for the community? Representatives from the Front Door group stated the Westhaven Subdivision was not a good product and the view of the backs of the houses were not appealing. Tim Bartley asked what is the rush to approve this type of community.

REGULAR MEETING

The regular meeting was called to order at 9:15pm.

Members in attendance: Mr. Wilson, Mr. Graf, Ms. Knock, Mr. MacMurdo

ROLL CALL. Mayor Neyer, NO; Mr. Wilson, YEA; Mr. Graf, YEA; Ms. Knock, YEA; Mr. MacMurdo, YEA.

Mr. Wilson made a motion to excuse Mayor Neyer. Seconded by Mr. Graf.

ROLL CALL. Mr. Graf, YEA; Mr. Wilson, YEA; Ms. Knock, YEA; Mr. MacMurdo, YEA. Motion approved.

Mr. MacMurdo made a motion to approve the minutes from the February 14, 2023 meeting. Seconded by Ms. Knock.

ROLL CALL. Mr. Wilson, YEA; Ms. Knock, YEA; Mr. MacMurdo, YEA; Mr. Graf, YEA. Motion approved.

VISITORS

Drew Herdeman

Mark Gradison

Adam Mears

John Hamstra

Lauren Stenger

Rob Schedel

Shane Metz

Jerry Chuck

Linda Peak

Fred Hellman

CORRESPONDENCE

Letter from The District in opposition to the proposed laundromat at 400 Harrison Ave.

Staff Reports

OLD BUSINESS

None

NEW BUSINESS

Record Plat Approval

10035 West Road – Cincinnati ISH, LLC

Joett Greiwe read the staff reports. Mr. Graf stated he was in favor of approval as long as permanently tied to existing roadway. Motion to approve as presented and with recommended conditions in staff report made by Mr. Wilson. Seconded by Ms. Knock.

ROLL CALL. Mr. Wilson, YEA; Mr. Graf, YEA; Ms. Knock, YEA; Mr. MacMurdo, YEA. Motion Approved

Conditional Use Approval in the DRD

400 Harrison Ave. – Proposed Laundromat

Joett Greiwe Read the staff reports. Mr. Graf asked if there was any discussion regarding the case or the public hearing comments. Mr. Wilson stated he did not feel this was a good fit for the DRD and would like to see a retail establishment in this location. Ms. Knock stated she had spoken to various citizens in the area and this was not something they wanted in their neighborhood. Mr. Herdeman asked if he could speak again. Mr. Herdeman asked for the definition of retail. Shannon Hamons read the definition of retail that was allowed as a permitted use in the DRD. Mr. Graf googled the definition of retail and read it aloud. Drew stated he could leave the building vacant if not approved. Mr. Herdeman also asked what the appeal process is if not approved.

Motion to recommend approval to City Council as presented with conditions in staff report by Ms. Knock. Seconded by Mr. MacMurdo.

ROLL CALL. Ms. Knock, NAY; Mr. MacMurdo, NAY. Mr. Wilson, NAY; Mr. Graf, NAY. Motion not approved.

Conditional Use Approval

10264 Harrison Ave. – Used Truck Lot

Joett Greiwe read the staff report. Mr. Wilson stated that there were other car uses in the area and he felt this would be a good fit. Motion to approve as presented in staff report, with conditions by Mr. Wilson. Second by Mr. Graf.

ROLL CALL. Mr. MacMurdo, YEA; Mr. Wilson, YEA; Mr. Graf, YEA; Ms. Knock, YEA. Motion Approved.

Zone Change from R-0 to R-1 with PUD-RES Overlay

Carolina Trace Road – Oakland Hills Residential Development

Joett Greiwe read the staff report. Mr. Graf asked if anyone had any more comments or questions before the vote on the item. A few citizens shouted out questions. A few were answered by the Board and the applicants. Mr. Graf called for a vote. Mr. Wilson made a motion to approve the application as presented by the applicant. No Second.

Mr. Graf amended the original motion and made a motion to state the lots containing the Villas on the north perimeter would be 70' wide, 11 lots total. Seconded by Mr. MacMurdo.

There was more discussion before the vote between the applicant, the board and the audience. There was confusion as to which motion was being voted on. The first vote would be on the amended motion made by Mr. Graf. If that failed, there would be a second vote on the original motion made by Mr. Wilson.

Vote on amended motion to replace #2 on the staff report with all lots on the North East Corner and abutting Carolina Trace will be 70' in width.

ROLL CALL: Mr. Wilson, YEA; Mr. Graf, YEA; Ms. Knock, NAY; Mr. MacMurdo, NAY. Motion failed 2-2.

Vote on original motion to Recommend approval as written in the staff report with conditions to City Council.

ROLL CALL: Mr. Wilson, YEA; Mr. Graf, YEA; Ms. Knock, YEA; Mr. MacMurdo, NAY. Motion approved.

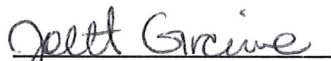
There was a discrepancy on the vote which was clarified as a 2-2 vote is a pass, clarified by Shannon Hamons, Building, Zoning and Development Director. Mr. Graf called for a new vote on both motions

due to the discrepancy and everyone being aware of what they were voting for.
The applicant made a request for the board to table the vote so that they could make some changes to the plans.

Mr. Graf made a motion to table the item. Mr. Wilson said according to Roberts Rules of Order, a second was not needed. With no second, a vote was taken.

ROLL CALL: Mr. Wilson, YEA; Mr. Graf, YEA; Ms. Knock, NAY; Mr. MacMurdo, NAY. Motion passes 2-2.

With there being no further business, Mr. Graf made a motion to adjourn. Seconded by Ms. Knock. All members voting, YEA. Meeting adjourned at 10:35pm.


Joett Greiwe, Secretary


Andy Graf, Chairperson