

MINUTES OF MEETING
INDIAN HILL PLANNING COMMISSION
FEBRUARY 19, 2008

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, February 19, 2008 at 7:30 p.m. in the Council Chambers of the Village Administration building.

Members Present: Charles E. Reynolds
Richard C. Wiggers
David T. Ottenjohn

Members Absent: Paul F. Madden
Jane G. Koppenhoefer

Officials Present: David M. Couch, Assistant City Manager

Officials Absent: Michael W. Burns, City Manager

Visitors Present: David Beblo, 9140 Whisperinghill Lane

In the absence of Chairman Madden, Mr. Reynolds called the meeting to order and asked for comments or corrections to the January 15, 2008 Planning Commission minutes. There being none, Mr. Wiggers made a motion to approve the minutes. Mr. Ottenjohn seconded, and the minutes were approved by a unanimous voice vote.

Item Number 1: Mr. David Beblo, residing at 9140 Whisperinghill Lane is requesting Planning Commission approval to swap a resource protected area within the lot.

Mr. Beblo comes before the Commission and states that he is deferring his report to Mr. Couch.

Staff Report: Mr. Couch displays a plat and explains that Mr. Beblo's property is lot #6 of Morton Meadow Subdivision which is located in District "A" – five acre minimum. Mr. Beblo is proposing to relocate the resource protected area located on the south side of the lot to the north side of the lot. The south side is about .93 acres of existing resource protected area. The applicant would like to swap this area with 1.03 acres of resource protected area on the other side.

The existing resource protected area is located on the south side and has higher elevations, is flatter, and has fewer trees. These factors make the south side more suitable for construction and will lesson the impact of development.

The proposed swap (1.03 acres) is much denser with an intermittent stream that runs almost through the middle of the property.

The existing resource protected area shows approximately fifty mature deciduous trees, twenty-five oak, fifteen ash, and 10 miscellaneous trees that include maple and walnut.

The proposed area has approximately one hundred twenty mature deciduous trees, sixty that are oak, thirty-five ash, and twenty-five miscellaneous trees. This count does not include numerous cedar trees that are in this area.

Mr. Couch states that after visiting the area with the Green Area Advisory Committee, everyone is in full support of this swap. This swap would preserve more trees and be less destructive from an excavation standpoint due to the topography. It will also allow for the driveway to enter from the south side of the lot which eliminates the need for a culvert pipe.

Staff recommends the swap be approved based on the Green Area Advisory Committee's recommendation and with the condition that the owner have this swap properly recorded within sixty (60) days if approved by the Commission.

After brief discussion, Mr. Ottenjohn made a motion to approve the resource protection swap subject to the owner having the plat properly recorded with the Hamilton County Recorder's Office within sixty (60) days. Mr. Wiggers seconded, and the motion was approved by a unanimous voice vote.

Item Number 2: Continuation for the approval of the final draft and start of the amendment process for Section 59.8 Entryways to Property of the Indian Hill Zoning Ordinance – Mr. Couch notes that the proposed amendment will be published in the February edition of the Indian Hill Bulletin. The final draft will be placed on the March Planning Commission agenda for approval.

Mr. Couch notes that after three (3) public hearings with Council, it will probably be June before final approval.

Mr. Wiggers mentions that he is concerned with the definition of a gate in the draft, specifically the word "hinged". After discussion among Staff and the Commission, it's decided to redistribute the final draft with Mr. Wiggers's comment about removing the word "hinged" in the definition of gate.

There being no further business to come before the Commission, Mr. Wiggers made a motion to adjourn. Mr. Ottenjohn seconded, and the motion was approved by a unanimous voice vote.

Respectfully submitted,

Charles E. Reynolds, Chairman Pro-tem

ATTEST:

David M. Couch, Secretary Pro-tem