

MINUTES OF MEETING
INDIAN HILL PLANNING COMMISSION

MARCH 18, 2008

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, March 18, 2008 at 7:30 p.m. in the Council Chambers of the Village Administration building.

Members Present: Paul F. Madden
Richard C. Wiggers
David T. Ottenjohn
Jane G. Koppenhoefer
Charles E. Reynolds

Members Absent: None

Officials Present: Michael W. Burns, City Manager
David M. Couch, Assistant City Manager

Visitors Present: Lee Nordloh, Nordloh & Associates
Monica Donath Kohlen, Graydon Head & Ritchey, LLP
Melissa Cowan, 6080 Redbird Hollow Lane

Chairman Madden called the meeting to order and asked for comments or corrections to the February 19, 2008 Planning Commission minutes. There being none, Mr. Ottenjohn made a motion to approve the minutes. Mr. Wiggers seconded, and the minutes were approved by a unanimous voice vote.

Item Number 1: Celeste Sanders, owner of Holters Ridge Subdivision, is requesting a consolidated approval for the Preliminary Plan and Final Plat for Phase II of Holters Ridge Subdivision.

Mr. Madden asks for anyone planning to speak on behalf of this case, to please stand, raise their right hand, and be sworn in prior to speaking.

Mr. Lee Nordloh, of Nordloh & Associates, comes before the Commission on behalf of the Sanders family. Mr. Nordloh displays a plat and states that they are seeking approval of a Consolidated Preliminary and Record Plat for Holters Ridge Subdivision, Phase II. Phase I has been approved and recorded. No changes have been made to the plat from what was shown when Phase I was approved.

Staff Report: Mr. Couch states that Holters Ridge Subdivision is located west of Given Road and Redbird Hollow Lane and just east of the Camargo Club and Camargo Club Drive.

This development is located in District "A" – 5 acre minimum. Phase I of the subdivision was approved by the Planning Commission on January 20, 2004. During that meeting, it was noted that the future development of Phase II would come before the Commission at a later date.

The request before the Commission is for consolidated approval of the Preliminary Plan and the Final Record Plat in accordance with the Indian Hill Subdivision Ordinance.

Phase II will divide a 10.4 acre parcel into two five acre parcels noted on the plans as lots #4 and #5. The main house that the Sanders's currently live in is located on lot #4 which fronts Given Road. Lot #5 has frontage on both Given and Redbird Hollow Roads with the option of access on either road. Phase II also includes a total of 2.8 acres that are to be protected. Mr. Couch displays a plat before the Commission showing the resource protection areas, and comments that the Green Area Advisory Committee also reviewed and recommended approval of the areas prior to the approval of Phase I.

Staff finds that the Preliminary Plan for Phase II remains unchanged from the original Concept Plan that was approved by the Planning Commission at the January 20, 2004 meeting. The Village Engineer has also reviewed the plans and recommends approval.

Mr. Couch notes that notices have been mailed to all adjacent property owners. Staff has not received any calls or comments.

Staff finds that the Preliminary Plan and Final Record Plat for Phase II of the Holters Ridge Subdivision are in accordance with the Subdivision Ordinance requirements for approval. Staff recommends that the request be approved.

After brief discussion, Mr. Reynolds made a motion to approve the Consolidated Preliminary and Record Plat for Holters Ridge Subdivision, Phase II. Mrs. Koppenhoefer seconded, and the motion was approved by a unanimous voice vote.

Item Number 2: Approve the final draft amendment for **Section 59.8 Entryways to Property** of the Indian Hill Zoning Ordinance and make a recommendation to Council.

Mr. Burns lead a discussion concerning any final changes to the proposed amendment for **Section 59.8 Entryways to Property**. After some discussion, the following additional change is made to the draft copy that will be recommended to Council.

- **59.834** – *The maximum width of entryway columns shall not exceed three (3) feet in Zoning District C and four (4) feet in Zoning Districts A and B.*

Mrs. Koppenhoefer made a motion to recommend to Council the amendments to **Section 59.8 Entryways to Property** and **Section 38.6 Earthen Berms, Fences, Walls,**

Columns and Gates as presented by Staff and amended by the Planning Commission.
Mr. Wiggers seconded, and the motion was approved by a unanimous voice vote.

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

Respectfully submitted,

Paul F. Madden, Chairman

ATTEST:

Michael W. Burns, Secretary