

MINUTES OF MEETING
INDIAN HILL PLANNING COMMISSION
DECEMBER 16, 2008

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, December 16, 2008 at 7:30 p.m. in the Fire Department's Training room at 6475 Drake Road.

Members Present: Paul F. Madden
David T. Ottenjohn
Jane G. Koppenhoefer
Richard C. Wiggers
Abbot A. Thayer

Members Absent: None

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

Visitors Present: Graham Parlin, 7800 Cooper Road

Chairman Madden called the meeting to order and asked for comments or corrections to the October 21, 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.

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

Item Number 1: HPA Development Group requests Final Record Plat approval for the Ambleside Estates Subdivision. Ambleside Estates is located at Blome and Keller Roads.

Staff Report: Mr. Couch notes that the Concept Plan for the Ambleside Estates Subdivision was approved by the Planning Commission at the June 24, 2008 meeting, and the Preliminary Plan was approved at the August 19, 2008 meeting.

Mr. Couch explains that the cover page of the Final Record Plat spells out the responsibilities and agreements of the plat. These include the following:

- 1) Platted Easement – grants the utility companies the right to maintain and work within those easements.
- 2) Dedication – where the Schott foundation granted the subdivision plat for the developers. There were three small changes in the language of the cover sheet. Mr. Couch hands out a copy of the proposed minor changes to the Commission members. These changes more clearly define the areas of the dedication.

- 3) Private Sewer Easement
- 4) Preservation Easement
- 5) Private Drainage Easement
- 6) Private Drainage Easements between lots
- 7) Access Easement Restrictions – Mr. Couch received a letter from Mr. Klekamp asking how they could memorialize the access agreement with regard to making it permanent with the subdivision plat. Mr. Couch suggested that they make it a part of the cover sheet. Mr. Klekamp was in agreement with this suggestion.
- 8) Natural Resource Protected Areas
- 9) Septic System Agreement
- 10) Zoning

There was a change in the language concerning the gate. On the cover sheet, it now reads “The location of the subject gate shall be approved *in writing* by the owner of the property identified as parcel #619-0180-0008.” This provides the owner a way to sign off on the exact location of the gate.

One other change was to correct a minor typo just above the section under “Zoning”. There was also some discussion related to the ingress/egress easements, the location of the electronic gate, and the demolition of existing structures.

Mr. Couch reviews what is to be razed on each parcel as follows:

- Lot #1 – The existing tennis court, pool, and pump room are to be razed. The pool house will stay on the property.
- Lot #3 – The two existing houses on this lot are to be razed.
- Lot #8 – The two structures on this lot are to be razed.

Staff finds that the Final Record Plat meets all the zoning and subdivision requirements, and recommends that it be approved.

Mr. Ottenjohn asks if the Fire Department has reviewed the location of the gate. Mr. Couch replies that the only request that Staff received from the Fire Department is that there be a box with a code to allow for emergency access.

After brief discussion, Mr. Thayer made a motion to approve the Final Record Plat, which includes the language changes discussed this evening for Ambleside Estates Subdivision. Mrs. Koppenhoefer seconded, and the motion was approved by a unanimous voice vote.

Item Number 2: The Planning Commission will consider a continuance of the request by Mr. & Mrs. Sourushe Zandavakili to appeal an Administrative decision allowing the continuation of an existing dance studio located at 7956 Indian Hill Road.

Mr. Burns notes that the Rosenthal's requested that the hearing be delayed due to them being out of town for tonight's meeting. At first Mr. & Mrs. Zandavakili indicated that they would be out of town for the January 20, 2009 Planning Commission meeting, and therefore opposed delaying the hearing. However, recently Mr. Zandavakili emailed Mr. Burns indicating that their plans had changed, and they would be in town for the January meeting. Therefore, Staff is recommending that the Commission continue the case until the January meeting so that both parties can be in attendance and present testimony.

The Commission requested that Staff provide the legal description of the easement, and that a time be set to visit the site prior to the January 20th meeting.

Mr. Ottenjohn made a motion to continue the appeal of the Administrative decision allowing the continuation of an existing dance studio located at 7956 Indian Hill Road until the January 20, 2009 Planning Commission meeting. Mr. Wiggers seconded, and the motion was approved by a unanimous voice vote.

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

Respectfully submitted,

Paul F. Madden, Chairman

ATTEST:

Michael W. Burns, Secretary