

**MINUTES OF MEETING**  
**INDIAN HILL PLANNING COMMISSION**

**OCTOBER 19, 2010**

The regular meeting of the Indian Hill Planning Commission was held on Tuesday, October 19, 2010 at 7:00 p.m. in the Council Chambers of the Village Administration building.

Members Present: Paul F. Madden  
Richard C. Wiggers  
Abbot A. Thayer  
Laura S. Raines

Members Absent: Jane G. Koppenhoefer

Officials Present: David M. Couch, Assistant City Manager

Officials Absent: Michael W. Burns, City Manager

Visitors Present: Barb Dewey, 9165 Withers Lane, Cincinnati

Chairman Madden called the meeting to order and asked for comments or corrections to the September 21, 2010 Planning Commission minutes. There being none, Mr. Thayer made a motion to approve the minutes. Mrs. Raines seconded, and the minutes were approved by a unanimous voice vote.

**Item Number 1:** Mr. and Mrs. Charles Dewey, owners of lot #5 located in the Morton Meadows Subdivision, request Planning Commission consideration for a proposed swap of Resource Protected Areas.

Mrs. Dewey defers the presentation to Staff.

**Staff Report:** Mr. Couch states that the applicants are proposing to swap resource protected areas located within their property lines. They are willing to donate two other areas in lieu of the area they are requesting. The proposed swap arises due to the fact that the applicants find this resource protected area more suitable for their driveway.

Mr. Couch reviews previous actions by the Planning Commission related to resource protection swaps in the past.

August 5, 2004 – The Commission approved a swap of resource protected areas on lot #10 of Forest Ridge Subdivision.

February 19, 2008 – The Commission approved a swap of resource protected areas at 9140 Whispering Hill Lane. This property is next door to Mr. and Mrs. Dewey.

The existing resource protected area (A) is approximately 6,900 square feet and is located along the northwest corner of their lot. The area has nineteen (19) mature trees that range from 8" to 30" in diameter. The Deweys will only remove trees that are absolutely necessary to install the driveway.

The two areas that the Deweys are proposing to swap and re-designate as resource protected are shown on the plat as areas (B) and (C). Area (B) is located along the south side of the property and is approximately 6,200 square feet. There are sixteen (16) mature trees that range from 12" to 20" in diameter within the area. Area (C) is approximately 11,000 square feet and is located along the north side of the lot. There are nine (9) mature trees that range from 12" to 30".

Staff finds that the proposed swap more than doubles the size of the existing resource protected area and recommends that the proposed swap be approved with the condition that the plat be properly recorded to reflect the change in resource protected areas.

The Commission has previously approved similar swaps when the area of resource protection has increased, along with the resources and when it is found to be in the best interest of the Village.

After brief discussion among the Commission and Staff, Mr. Thayer made a motion to approve the swap of resource protected areas with the condition that the plat be properly recorded to reflect the change in resource protected areas. Mrs. Raines seconded, and the motion was approved by a unanimous voice vote.

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

Respectfully submitted,

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Paul F. Madden, Chairman

ATTEST:

David M. Couch, Secretary Pro-tem