

December 18, 2020

Honorable City Planning Commission
Cincinnati, Ohio

SUBJECT: A report and recommendation on a proposed zone change from Residential Mixed (RMX) to Commercial General – Auto Oriented (CG-A) at 3628-3640 Madison Road in Oakley.

GENERAL INFORMATION:

Location: 3628-3640 Madison Road, Cincinnati, OH 45209
Petitioner: Charles E. Baverman III (representing Morelia Group, LLC)
Petitioner's Address: 255 E. Fifth Street, Suite 1900, Cincinnati, OH 45202

ATTACHMENTS:

Provided in addition to this report are the following attachments:

- Exhibit A – Location Map
- Exhibit B – Zone Change Application, Legal Description, and Plat
- Exhibit C – Preliminary Site Plan
- Exhibit D – Coordinated Site Review Letter
- Exhibit E – Letter from Oakley Community Council
- Exhibit F – Additional letter from a surrounding property owner

BACKGROUND:

The petitioner is requesting a zone change from Residential Mixed (RMX) to Commercial General – Auto Oriented (CG-A) at 3628-3640 Madison Road in Oakley to facilitate a Swenson's restaurant with a drive-thru along with an additional 14,000 square feet of commercial and restaurant space in separate buildings (Exhibit C). The area to be rezoned is approximately 1.5374 acres. The property is situated at the northeast corner of Kennedy Avenue and Madison Road.

ADJACENT LAND USE AND ZONING:

The proposed zone change is for ten parcels that are currently zoned RMX as shown on the attached map (Exhibit A). The property is currently used as residences and vacant City-owned property controlled by the City's Department of Transportation & Engineering. The existing zoning and land use surrounding the subject properties are as follows:

- North: Commercial General – Auto Oriented (CG-A) and Residential Mixed (RMX) – Hubbard Radio facility (under construction)
- East: Commercial General – Auto Oriented (CG-A) – Vacant
- South: Commercial Community – Mixed (CC-M) – A car wash, a gym, a furniture store, and Oakley Kitchen
- West: Residential Mixed (RMX) – Kennedy Avenue, then small-scale residential (1-3 units)

PROPOSED DEVELOPMENT:

The proposed zone change would facilitate a proposed commercial development of a Swenson's restaurant along with an additional 14,000 square feet of commercial and restaurant space (Exhibit C). A future minor subdivision may be required to split the restaurant parcel from the additional proposed commercial buildings.

ANALYSIS:

Madison Road is a main east-west thoroughfare throughout the city, stretching from Madisonville in the east to Green Township in the west as Westwood Northern Boulevard. When the Kennedy Connector was completed to extend Kennedy Avenue from Duck Creek Road to Madison Road, commercial interest in this area increased, including several new developments along this new portion of Kennedy Avenue. There is already commercial zoning and development to the north, south, and east of the proposed zone change area with a small pocket of older residential homes.

The requested zone is Commercial General – Auto Oriented (CG-A). This zoning district is intended to maintain, support, and create areas of the City that serve as region-drawing centers of activity. These areas should reflect a mix of commercial, office, recreation and entertainment and arts uses that reflect the regional importance of the area. This zone exists immediately adjacent to the subject properties to the north and the east and contains a mix of commercial development. Drive-thru restaurants and commercial development are permitted in this district.

This future development will be consistent with the existing surrounding built environment and adjacent zoning district.

COORDINATED SITE REVIEW:

The proposed zone change was reviewed by the Coordinated Site Review team on November 10, 2020 as project CPRE200103. No objections were voiced regarding the zone change, but additional requirements will need to be met before permits are obtained, such as a subdivision to create the parcel for the proposed development. The full letter is attached as Exhibit D.

PUBLIC COMMENT:

The Department of City Planning held a virtual public staff conference on this proposed zone change on November 16, 2020. Notices were sent to property owners within a 400-foot radius of the subject property and the Oakley Community Council. The development team was present at the meeting in addition to City staff, six nearby property owners, and two students who were interested in attending a public meeting. Most attendees were supportive of the project, but one attendee was against the project for adding more commercial development in this area that could detract from the Oakley Neighborhood Business District.

After the November 16, 2020 public staff conference, the applicant was able to obtain permission to rezone two properties along Kennedy Avenue that also fall within the proposed development site plan. These two additional parcels also required a zone change. Rather than consider them in a separate process at a later date, it is more appropriate to consider all of these parcels comprehensively, therefore the applicant requested an addendum to the original application. This resulted in required notification to one more property, so a second public staff conference will be held on December 16, 2020 after writing this report. Any updates from this additional virtual staff conference will be shared with the City Planning Commission at the December 18, 2020 meeting.

All property owners within a 400-foot radius of the subject properties and the Oakley Community Council were notified of the City Planning Commission meeting. The Oakley Community Council submitted a letter of support (Exhibit E). Staff has also received one letter against the project (Exhibit F).

CONSISTENCY WITH PLANS:

Plan Cincinnati (2012)

The proposed zone change is consistent with the Compete Initiative Area of *Plan Cincinnati* (2012), and the Goal to “target investment to geographic areas where there is already economic activity” (page 141). Following approval of the zone change, the applicant intends to add to the commercial character of this part of Oakley as it is already surrounded with commercial uses.

Oakley Master Plan (2019)

The proposed zone change is also consistent with the Oakley Master Plan (2019) in the Investing in Our Businesses focus area. An action step within this focus area is to “ensure new developments do not allow parking between building and street and encourage parking behind buildings” (page 59). Although the drive-thru Swenson’s restaurant does not follow this, the additional commercial development is shown in the renderings to be built to the street with access off Madison Road and outdoor dining options to further engage the street.

CONCLUSIONS:

The staff of the Department of City Planning supports the proposed change in zoning for the following reasons:

1. The proposed zone change will facilitate future commercial development along one of the city’s main east-west thoroughfares. This future development will be consistent with the existing surrounding built environment and adjacent zoning districts.
2. It is consistent with *Plan Cincinnati* (2012) within the Compete Initiative Area, specifically the Goal to “target investment to geographic areas where there is already economic activity”. It is also consistent with the *Oakley Master Plan* (2019) within the Investing in Our Businesses focus area.

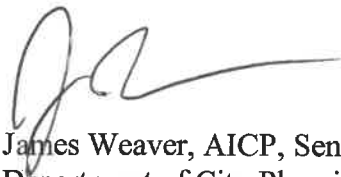
RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE the proposed zone change from Residential Mixed (RMX) to Commercial General – Auto Oriented (CG-A) at 3628-3640 Madison Road in Oakley.

Respectfully submitted:

Approved:

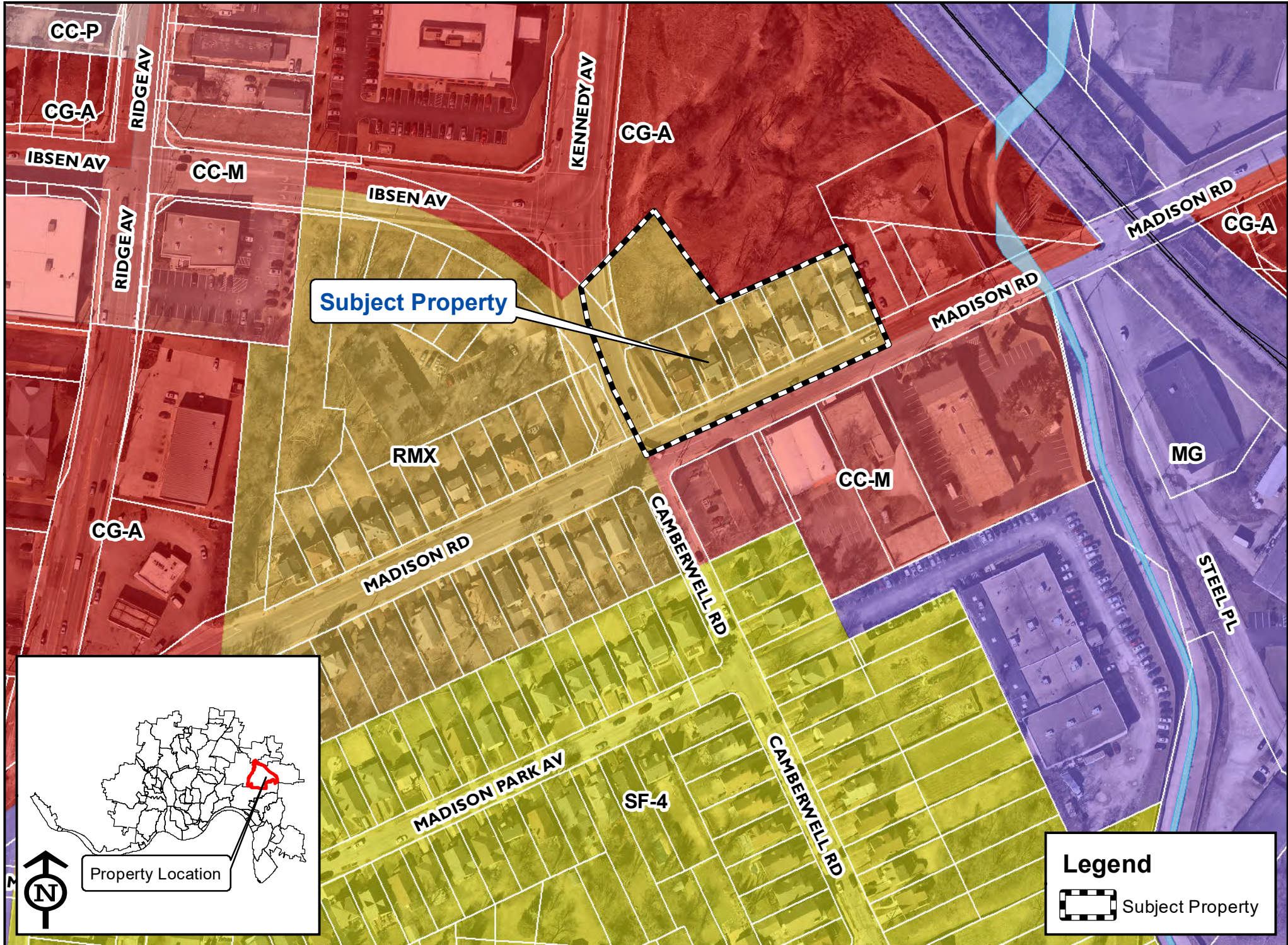


James Weaver, AICP, Senior City Planner
Department of City Planning



Katherine Keough-Jurs, AICP, Director
Department of City Planning

Ex.A - Proposed Zone Change from RMX to CG-A at 3628-3640 Madison Rd. in Oakley



**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/29/20

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Area Contained in Property (Excluding Streets): Please see enclosed plat.

Present Use of Property: Residential housing and vacant land.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature(s): _____

Name Typed: City of Cincinnati

Address: Madison Road, Cincinnati, Ohio 45209 Phone: _____

Agent Signature: 

Name Typed: Charles E. Baverman III, Attorney for Applicant (Morelia Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

Application Fee x

Copies of Plat x

Copies of Metes and Bounds x

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/8/2020

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Area Contained in Property (Excluding Streets): Please see enclosed plat.

Present Use of Property: Residential housing and vacant land.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature(s): 

Name Typed: Charles C. Estes and Janet V. Estes

Address: 3628 Madison Road, Cincinnati, Ohio 45209 Phone: _____

Agent Signature: 

Name Typed: Charles E. Baverman III, Attorney for Applicant (Morelia Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

Application Fee x Copies of Plat x Copies of Metes and Bounds x

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/08/20

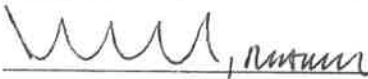
I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Area Contained in Property (Excluding Streets): Please see enclosed plat.


Present Use of Property: Residential housing and vacant land.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature: 

Name Typed: Christopher R. Hildebrand, Manager of Vintage Office LLC

Address: 8600 Governors Hill Dr., Ste. 160, Cincinnati, Ohio 45249 Phone: 513-469-1500

Agent Signature: 

Name Typed: Charles E. Baverman III, Attorney for Applicant (Morelia Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

Application Fee x

Copies of Plat x

Copies of Metes and Bounds x

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/21/20

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Area Contained in Property (Excluding Streets): Please see enclosed plat.

Present Use of Property: Residential housing and vacant land.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature: _____

DocuSigned by:
Vidhya Mru
F8F02AD005B84BE...

Name Typed: Vidhya Sridaran, Manager of NIRU Capital, LLC

Address: 3632 Madison Road, Cincinnati, Ohio 45209 Phone: _____

Agent Signature: _____



Name Typed: Charles E. Baverman III, Attorney for Applicant (Morelia Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

Application Fee x

Copies of Plat x

Copies of Metes and Bounds x

PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: 10-15-2020

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Area Contained in Property (Excluding Streets): Please see enclosed plat.

Present Use of Property: Residential housing and vacant land.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature: Micheline M Bennett

Name Typed: Micheline M. Bennett

Address: 3634 Madison Road, Cincinnati, Ohio 45209 Phone: 513-310-5570

Agent Signature: 

Name Typed: Charles E. Baverman III, Attorney for Applicant (Morelia Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

Application Fee x Copies of Plat x Copies of Metes and Bounds x

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/8/20


I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Area Contained in Property (Excluding Streets): Please see enclosed plat.


Present Use of Property: Residential housing and vacant land.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature: 

Name Typed: Ryan C. Schwallie

Address: 3636 Madison Road, Cincinnati, Ohio 45209 Phone: 614-406-8084

Agent Signature: 

Name Typed: Charles E. Baverman III, Attorney for Applicant (Morelia Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

Application Fee x

Copies of Plat x

Copies of Metes and Bounds x

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/08/20

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Area Contained in Property (Excluding Streets): Please see enclosed plat.

Present Use of Property: Residential housing and vacant land.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature: 

Name Typed: Michael Scicolone, Jr., Manager of Wilburn Realty Limited

Address: 2622 Streamside Ct., Cincinnati, Ohio 45230 Phone: 513-967-0823

Agent Signature: 

Name Typed: Charles E. Baverman III, Attorney for Applicant (Morelia Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

Application Fee x Copies of Plat x Copies of Metes and Bounds x

**PETITION FOR CHANGE OF ZONING OF PROPERTY
LOCATED IN THE CITY OF CINCINNATI, OHIO**

To: The Honorable Council of the City of Cincinnati

Date: 10/14/20

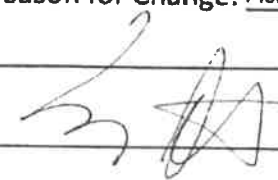
I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Area Contained in Property (Excluding Streets): Please see enclosed plat.

Present Use of Property: Residential housing.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature:  10/14/20

Name Typed: Eric Pescovitz, Authorized Representative of Rick and Charles Investments, LLC

Address: 5600 Graydonmeadow Lane, Cincinnati, Ohio 45243 Phone: _____

Agent Signature: 

Name Typed: Charles E. Baverman III, Attorney for Applicant (Morelia Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

PETITION FOR CHANGE OF ZONING OF PROPERTY LOCATED IN THE CITY OF CINCINNATI, OHIO

To: The Honorable Council of the City of Cincinnati

Date: 11/24/20

I hereby request your Honorable Body to amend the Zoning Map of the City of Cincinnati by changing the area described in the attached legal documentation and depicted on the attached plat from the RMX Zone District to the CG-A Zone District.

Location of Property (Street Address): Please see Exhibit A attached.

Queen City Flatts, LLC owns 4642 and 4648 Kennedy Avenue parcels.

Area Contained in Property (Excluding Streets): Please see enclosed plat.

Present Use of Property: Vacant land.

Proposed Use of Property & Reason for Change: Please see Exhibit B attached.

Property Owner's Signature: 

Name Typed: Authorized Representative for Queen City Flatts, LLC

c/o Hubbard Broadcasting, Inc.
3415 University Avenue
St. Paul, MN 55114

Address: _____ Phone: 651-642-4331

Agent Signature: _____

Name Typed: Charles E. Baverman III, Attorney for Applicant (Morella Group, LLC)

Address: 255 E. Fifth Street, Suite 1900, Cincinnati, Ohio 45202 Phone: 513-977-8351

Please Check if the Following Items are Attached

Application Fee x

Copies of Plat x

Copies of Metes and Bounds x

Weaver, James

From: Williams, Bryan (Urban Planning)
Sent: Thursday, October 29, 2020 3:35 PM
To: Weaver, James
Cc: Peppers, Alex
Subject: RE: [External Email] RE: Morelia Group, LLC - Petition for Change of Zoning of Property

James,

DOTE has no issue with a zone change to the DOTE controlled parcel at this location.

Bryan

From: Weaver, James <James.Weaver@cincinnati-oh.gov>
Sent: Tuesday, October 27, 2020 4:11 PM
To: Williams, Bryan (Urban Planning) <Bryan.Williams@cincinnati-oh.gov>
Cc: Peppers, Alex <Alex.Peppers@cincinnati-oh.gov>
Subject: FW: [External Email] RE: Morelia Group, LLC - Petition for Change of Zoning of Property

Bryan,

We received a zone change request for seven parcels along Madison Road, related to CPRE200033, which is now proposed to be a one-story commercial building. Charles Baverman said they have been in contact with you, but is there any way we could include changing the zoning on the DOTE controlled parcel at the NE corner of Kennedy and Madison along with the rest of this zone change? It doesn't affect anything related to land swaps, ownership or anything else, but it would make our lives a lot easier to not have to go through the entire zone change process again for just one parcel.

Thanks,
James

From: Baverman, Charles <charles.baverman@dinsmore.com>
Sent: Tuesday, October 27, 2020 4:03 PM
To: Weaver, James <James.Weaver@cincinnati-oh.gov>
Cc: Peppers, Alex <Alex.Peppers@cincinnati-oh.gov>; Emmert, Betsy <Betsy.Emmert@DINSMORE.COM>
Subject: [External Email] RE: Morelia Group, LLC - Petition for Change of Zoning of Property

External Email Communication

Hello James, I hope you are doing well.

The discrepancy you identified between our conceptual site plan and the parcels included in this application is explained in the narrative accompanying the application. We have been in contact with Bryan Williams about a potential land swap involving that parcel and some Madison Road frontage for a ROW expansion. We did not include that parcel in this application because we don't control it but we expect to seek a rezoning for it and two other parcels in the near future.

Regarding the CSR, we can file another application but as I mentioned we have already been in communication with the City about our revised plans for this site. Would it be possible for us to file that application while simultaneously setting the zone change application for a staff conference? We are beholden to some deadlines on our contracts to purchase these properties that require us to move rather quickly.

Exhibit A

Location of Properties			
Street Address	Hamilton County, Ohio Auditor's Parcel No.	Property Owner(s)	Property Size (ac)
Madison Rd.	051-0002-0139	City of Cincinnati	0.090 ac +/-
3628 Madison Rd.	051-0002-0140	Charles C. and Janet V. Estes	0.094 ac +/-
3630 Madison Rd.	051-0002-0141	Vintage Office LLC	0.098 ac +/-
3632 Madison Rd.	051-0002-0153	NIRU Capital LLC	0.096 ac +/-
3634 Madison Rd.	051-0002-0142	Michelene M. Bennett	0.096 ac +/-
3636 Madison Rd.	051-0002-0143	Ryan C. Schwallie	0.096 ac +/-
3638 Madison Rd.	051-0002-0144	Wilburn Realty Limited	0.099 ac +/-
3640 Madison Rd.	051-0002-0145	Rick and Charles Investments, LLC	0.096 ac +/-
4642 Kennedy Ave.	051-0002-0222	Queen City Flatts, LLC	0.2085 ac +/-
4648 Kennedy Ave.	051-0002-0233	Queen City Flatts, LLC	0.1147 ac +/-

Exhibit B**Narrative Supplement to Petition for Change of Zoning of Property****Submitted by Morelia Group, LLC****I. Overview**

The applicant, Morelia Group, LLC (“Morelia”), proposes to change the zoning classification of certain parcels located generally at the northeast corner of the intersection of Kennedy Avenue and Madison Road in the Oakley neighborhood of the City of Cincinnati (the “City”), which parcels are listed on Exhibit A to this application and are more particularly described in the legal description included with this application (collectively, the “Parcels”). Morelia proposes to change the zoning classification of the Parcels from Residential, Mixed (“RMX”) to Commercial, General (“CG-A”).

II. Applicant Background and Project Description

Morelia is an experienced developer with a long track record of producing high-quality developments in the Greater Cincinnati area, including within the Oakley neighborhood. In 2017, Morelia, through its affiliate entities, acquired from Crossroads Church an approximately five-acre site located on Madison Road in Oakley and constructed thereon the Oakley Connection and Encore of Oakley mixed use developments that now count as occupants Starbucks, Condado Tacos, Crumbl Cookie, Great Clips, Top Nail Salon, Chicken Salad Chick, General Electric Credit Union, McAlister’s Deli, Tropical Smoothie Café, Holtman’s Donuts, Tide Dry Cleaners and All About Kids Child Care & Learning Center. Together, these developments were an approximately \$25,000,000 investment that created approximately 300 new jobs, increased the City’s tax base and enhanced the quality of life for Oakley residents.

Morelia now proposes to develop another exciting new project in Oakley that will include the first Swensons Drive-In Restaurant in the Greater Cincinnati area, as well as approximately 14,000 square feet of other Class A retail and restaurant uses in a later phase (collectively, the “Project”). A proposed site plan and depictions of the Project are included with this application.

III. Justification for Zoning Change

Each of the Parcels that Morelia proposes to rezone fronts Madison Road, a busy thoroughfare, and the Parcels are bordered to the west by Kennedy Avenue, along which new commercial uses have recently been developed including the Hubbard Radio facility currently under construction. A large, highly visible retaining wall supporting the Hubbard Radio development has been constructed along the rear of the Parcels. Immediately east of the Parcels and south of Madison Road sits other commercially zoned property. The only other residentially

zoned parcels located north of Madison Road and east of Kennedy Avenue are vacant land owned by Queen City Flatts, LLC, Hubbard Radio's affiliate.

The Parcels have therefore become a residential island surrounded by commercial development. The majority of the homes on these Parcels are not owner-occupied and their continued use for residential rental purposes is not the highest and best use. Rezoning the Parcels to CG-A, which is the current zoning classification of the commercial property bordering the Parcels, would allow them to be developed in a manner consistent with the surrounding area and in a way that will ultimately enhance the City's tax base and create numerous new jobs.

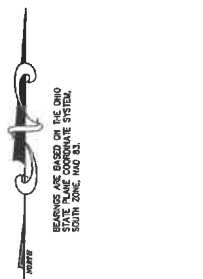
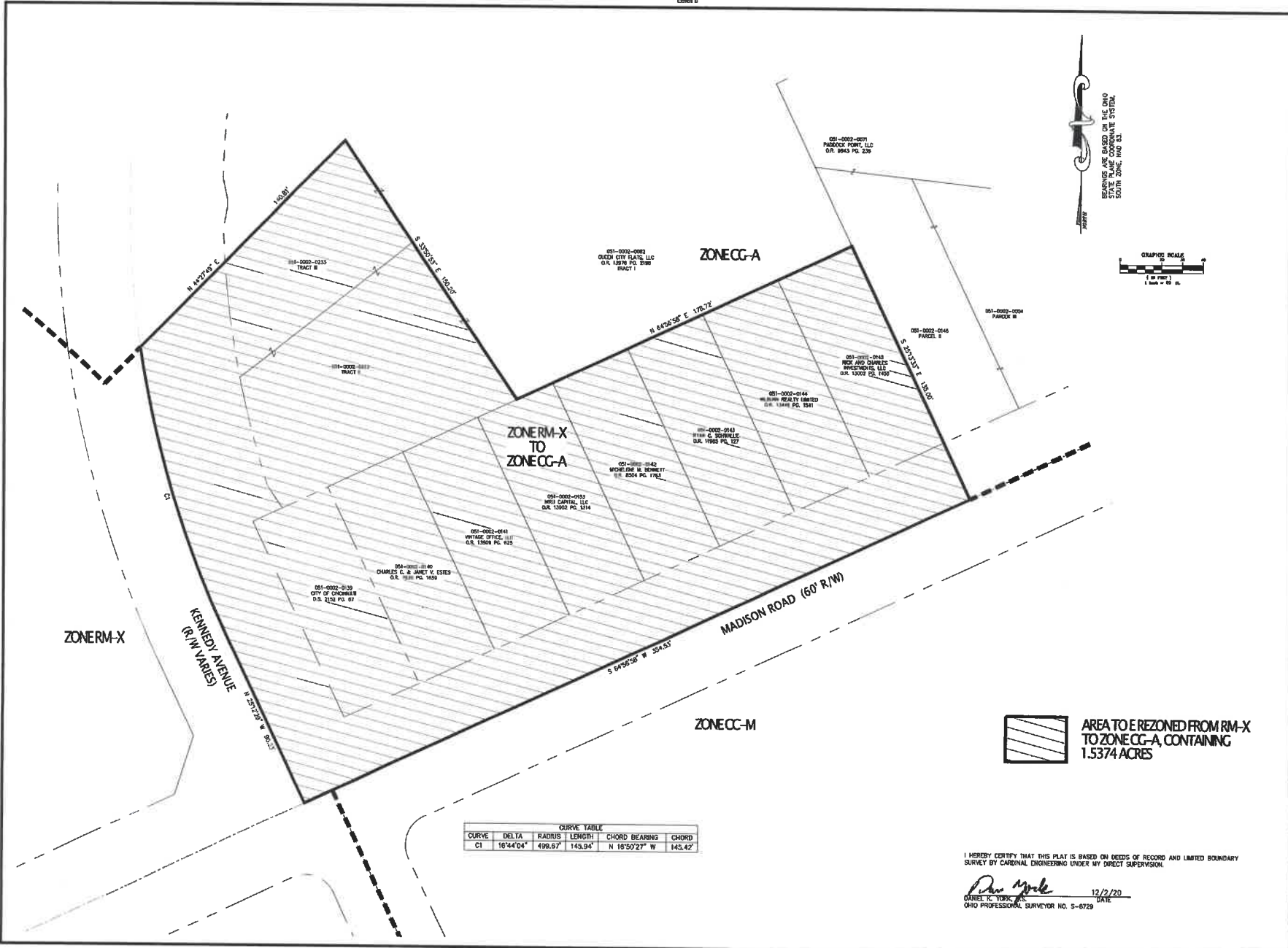
IV. Parcels to be Subsequently Rezoned

Morelia holds an option to purchase the two RMX-zoned parcels owned by Queen City Flatts, LLC (Parcel ID Nos. 051-0002-0222-00 and 051-0002-0233-00), exercisable upon completion of construction of the Hubbard Radio development. If this application is approved Morelia intends to exercise such option once available, and upon its acquisition of such parcels it will file an application seeking to change the zoning of such parcels to the CG-A classification. If that application is approved Morelia will then include such parcels as a part of the Project.

V. Oakley Community Council and Neighborhood Support

Morelia has worked extensively with Oakley Community Council ("OCC") on the Project and presented at OCC public meetings on September 17th, October 6th and October 22nd. Input from the public at the most recent meeting was very supportive following numerous conversations and meetings between Morelia and residents of the neighborhood located south of Madison Road. OCC will vote on the Project at its November 3rd meeting and Morelia is confident that OCC will formally acknowledge its support at such time. A letter from OCC demonstrating such support will be submitted to the City following the vote.

Morelia looks forward to the opportunity to present this Project to the City's Planning Commission and Council at upcoming meetings and it respectfully requests the City's approval of this application to make the Project a reality.



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	16°44'04"	499.57'	143.94'	N 18°50'27" W
				145.42'

AREA TO BE REZONED FROM RM-X TO ZONE CC-A, CONTAINING 1.5374 ACRES

I HEREBY CERTIFY THAT THIS PLAN IS BASED ON DEEDS OF RECORD AND LIMITED BOUNDARY SURVEY BY CARDINAL ENGINEERING UNDER MY DIRECT SUPERVISION.
Daniel K. York 12/2/20
 DANIEL K. YORK, P.S.
 OHIO PROFESSIONAL SURVEYOR NO. 5-8729

REVISIONS	DATE	#	ITEM

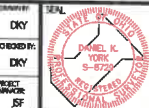


CARDINAL
 ENGINEERING,
 LAND SURVEYING
 ONE HADLOCK ROAD
 WADSWORTH, OHIO 45155
 PHONE: 614-881-8600
 FAX: 614-881-9838

WEBSITE: <http://www.cardinaleng.com>

PROJECT: ZONING EXHIBIT
 SECTION 22, TOWN 4, FRACTIONAL RANGE 2, N.P.
 COLUMBIA TOWNSHIP, CITY OF CINCINNATI
 HAMILTON COUNTY, OHIO

CLIENT: MORELIA GROUP
 8600 GOVERNORS HILL DRIVE
 CINCINNATI, OHIO 45249



PROJECT NO. 20-153
 SCALE 1" = 20'
 DATE 10/22/20

ZONING
 SHEET 1 OF 1

**REZONE LEGAL
1.5374 ACRES**

Situated in Section 22, Town 4, Fractional Range 2, Miami Purchase, Columbia Township, City of Cincinnati, Hamilton County, Ohio, being a portion of Zone RM-X to be rezoned to CG-A the boundary of which is more particularly described as follows:

BEGINNING at the intersection of the existing centerlines of Kennedy Avenue and Madison Road;

Thence along the centerline of Kennedy Avenue, North 25°12'29" West a distance of 90.23 feet;

Thence along a curve to the right for an arc distance of 145.94 feet, said curve having a radius of 499.67 feet, a central angle of 16°44'04" and a chord which bears, North 16°50'27" West a distance of 145.42 feet;

Thence leaving said centerline, North 44°27'49" East a distance of 140.81 feet;

Thence, South 33°50'53" East a distance of 150.20 feet;

Thence, North 64°56'58" East a distance of 178.72 feet;

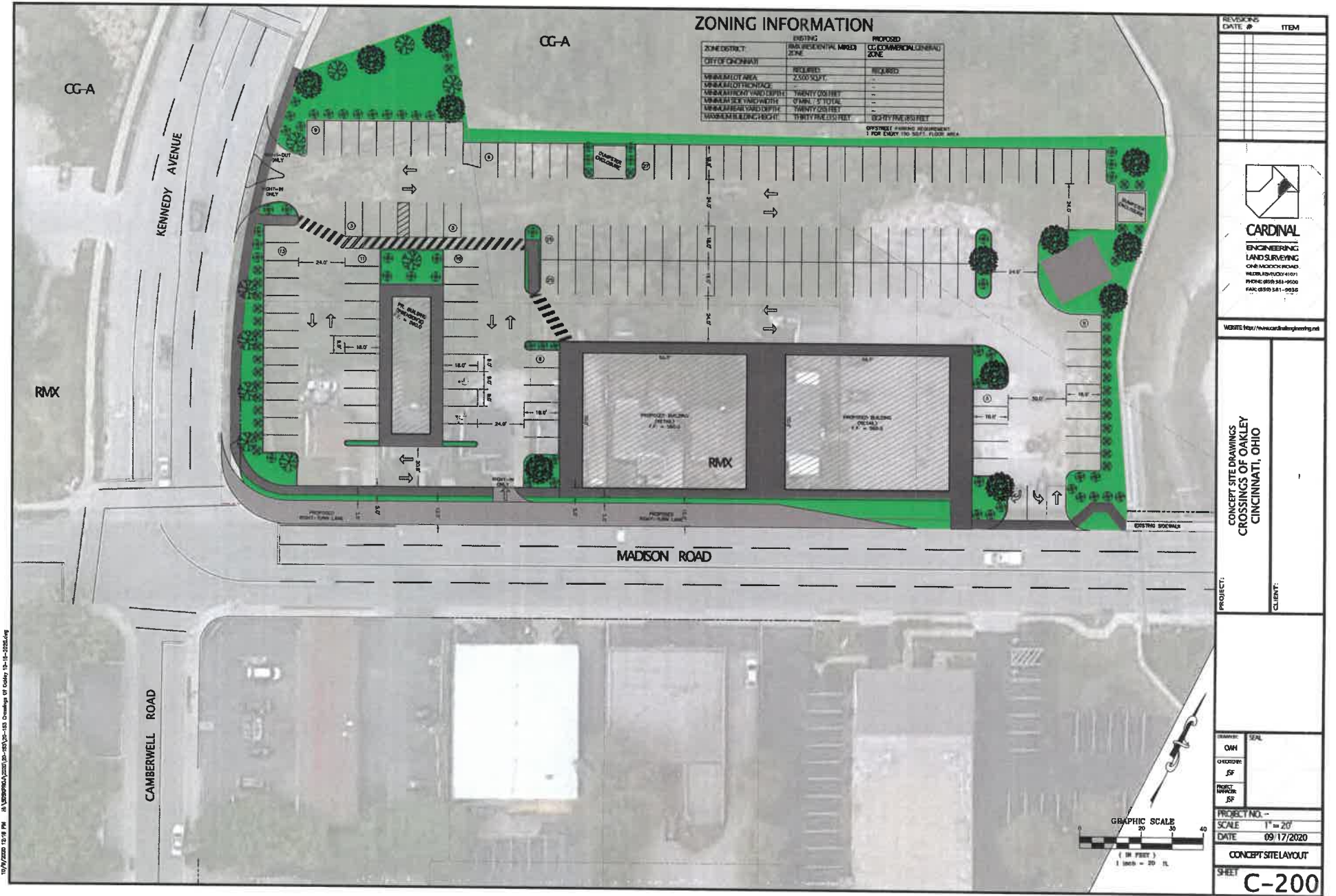
Thence, South 25°13'33" East a distance of 135.00 feet to the existing centerline of Madison Road;

Thence along said centerline, South 64°56'58" West a distance of 354.53 feet to the POINT OF BEGINNING;


Containing 1.5374 acres of land more or less.

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

Exhibit C



10/17/2020 10:48 AM \\s:\projects\2020\10-17-2020\10-17-2020.dwg Drawings of Oakley 10-17-2020

REVISIONS DATE #	ITEM
 CARDINAL ENGINEERING LAND SURVEYING ONE MONROE BLVD. WILSON CREEK #101 WILSON CREEK, OHIO 45241 PHONE: (513) 541-9500 FAX: (513) 541-9516	
WEBSITE: http://www.cardinalengineering.com	
PROJECT:	CLIENT:
CONCEPT SITE DRAWINGS CROSSINGS OF OAKLEY CINCINNATI, OHIO	
DESIGNED BY: OH	SEAL
DRAWN BY: JF	
PROJECT WORK BY: JF	
PROJECT NO.:	
SCALE:	1" = 20'
DATE:	09/17/2020
CONCEPT SITE LAYOUT	
SHEET	
C-200	













November 13, 2020

Mr. Charles E. Baverman III, Esq
Dinsmore & Shohl LLP
255 East Fifth Street, Suite 1900
Cincinnati, OH 45202

Re: 3628 Madison Road | Swensons Restaurant & retail development (P) – (CPRE200103)
Initial Comments and Recommendations

Dear Mr. Baverman,

This **Preliminary Design Review** letter informs you that our Advisory-TEAM has reviewed your proposed project at **3628 Madison Road** in the Community of Oakley. **This project should return to us for either a Development Design Review or Technical Design Review before you apply for your zone change.** Please see our initial feedback listed below. Thank you for developing within the City of Cincinnati.

City Planning Department

Immediate Requirements to move the project forward:

1. **A zone change to CG-A is required, which was applied for on 10-29-2020. A new plat and legal description are required to include City-owned parcel 51-2-139. The Department of Transportation & Engineering has signed off for the rezoning of this parcel, so it does not have to be done separately at a later date.**

Requirements to obtain permits:

1. If the existing property lines do not line up to where the applicant wants them, a consolidation and minor subdivision (if less than 3 lots) will be required to separate the standalone building from the other commercial area.
2. The new turn lanes and sale/swap of a City-owned parcel require a sale of property and Dedication Plat that must be approved by the City Planning Commission after going through the Coordinated Report process. Contact Tom Klumb (352-1571) to start the Coordinated Report process.

Recommendations:

1. The Department of City Planning recommends engaging the Oakley Community Council to discuss the plans for this project prior to a public staff conference being scheduled.

Contact:

- **James Weaver** | City Planning | 513-352-4882 | james.weaver@cincinnati-oh.gov

Buildings & Inspections – Zoning

Immediate Requirements to move the project forward:

1. **CONSOLIDATION.** Assuming that the zone change to CG-A is approved, record a lot consolidation plat. Per Sec. 1400-23 (Principal Structures), no more than 1 principal structure may be constructed on a lot unless the development has been approved as a



Planned Development. Applicant must obtain a Numeric Variance to allow more than 1 principal structure on the same lot in CG-A.

2. **PARKING.** Provide area measurements for any outdoor eating and drinking areas so that the required number of parking spaces can be determined per Sec. 1425-19. On-site surface parking must also comply with Sec. 1425-29 (Parking Lot Landscaping). Provide a Landscape Plan that provides a perimeter landscape area of at least 3 feet around the entirety of the parking lot, including around the proposed buildings. Specify that at least 1 tree, 2 inches or more in caliper, will be planted for every 10 parking spaces.
3. **OUTDOOR EATING AND DRINKING AREAS.** The proposed outdoor areas appear to be within 500 feet of residential district boundaries. Per 1419-21(c), within 500 feet of a residential district boundary line, the outdoor area may not exceed 50 percent of the indoor area accessible to the public. Additional area requires Conditional Use approval. Per 1419-21(e), within 500 feet of a residential district boundary line, entertainment, including the use of audio/visual equipment or amplified sound is prohibited unless Conditional Use approval is obtained.
4. **DRIVE IN.** Provide detailed drawings of the proposed drive-in restaurant in compliance with all regulations in Sec. 1419-13 (Drive-In and Drive-Through Service Facilities).
5. **SIGNAGE.** Maximum Building Sign area in CG-A is two square feet for every linear foot of building frontage per establishment. Maximum Ground Sign area is one square foot for every linear foot of lot frontage on a street per site with a maximum of 72 square feet per sign face. Ground signs must be a minimum of 200 feet from each other on any frontage. Any proposed sign without frontage requires a Locational Variance. Applicant must depict the proposed locations and types of all signage (including any signage on awnings or other features, the distance between any proposed ground signs, the proposed area of each sign, and the total cumulative sign area of all signs. Please note that separate permits must be obtained for signage and that permits for buildings should not depict any signage as shown in the concept renderings.

Requirements to obtain permits:

- None

Recommendations:

1. Work with Zoning Staff as to outdoor eating and drinking areas, parking and landscaping, and signage.
2. **FRONT LOT LINE.** Per Sec. 1401-01-L11, where the length of a shorter street line is less than 90 percent of the length of the longer street line, the shorter street line is considered as the front lot line. Therefore, the Zoning Code dictates that the lot frontage will be on Kennedy Avenue rather than Madison Road. Zoning Staff is asserting this fact as it may have consequences for other aspects of the development.

Contact:

- **Tre Sheldon** | Zoning | 513-352-2422 | henry.sheldon@cincinnati-oh.gov



Metropolitan Sewer District (MSD)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Detention will be reviewed by Jeff Chen at jeff.chen@cincinnati-oh.gov or 513-244-1357 per Section 303 of the MSD Rules and Regulations.
2. An approved site utility plan will be required for each building to receive approved permit.
3. Your project may change flow to a sewer overflow. Please complete the Request for Availability of Sewer Service Form online. The link to the online form can be found at http://www.msdbg.org/customer_care/development_services/index.html
4. Your project will require a grease trap review. The application and instructions can be found at http://msdbg.org/customer_care/permits_and_records/index.html. Submit the application, plans, and menu to SewerUseApplications@cincinnati-oh.gov.
5. MSD will require the dedication of a 30' minimum width easement on the 36" sewer main along the north part of the project.
6. The 12" sanitary sewer that currently serves the homes fronting Madison Rd. will need a 20' minimum easement if it is to remain and be used by the project. If not used, it can be abandoned when the homes are demolished. An MSD permit will be required for the abandonment.
7. MSD Maintenance access to the Combined Sewer Overflow 188 must be provided per MSD standards.
8. The "small power sourced shed" referenced in the questionnaire is not an MSD asset.

Recommendations:

- None

Contact:

- **Jim Wood** | MSD | 513-352-4311 | jim.wood@cincinnati-oh.gov

Stormwater Management Utility (SMU)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. SMU will required a detention system for the project. Submit a complete Stormwater report: calculations, drainage maps, detention section drawings and shop drawings (if tank). Design calculations to follow SMU rules.
2. Submit proposed grading plan: runoff must be contained within site. Maximum allowed sheet flow onto public R/W is for 800 sf impervious surfaces.
3. Utility Plan
 - Specify pipes materials for all proposed storm lines.
 - Show buildings downspouts connection to drainage system.
 - Show easement lines for public storm crossing the property. SMU does not permit structures within 3' of easement lines.

4. Connection to public sewer: show pipe profile. A separate SMU tap permit will be required.
5. NOI from the Ohio EPA is required.
6. For Duck creek restrictions and issues of proximity to the Power House Building and Flood Gates, please contact the Army Corps of Engineers
7. Submit an approved Erosion and Sediment control plan.
8. Include SMU's Standard Plan Notes (<https://cincinnati-oh.gov/stormwater/construction-and-design/standards/standard-plan-notes-updated-july-2017/>).

Recommendation:

- None

Contact:

- **Saidou Wane** | SMU | 513-591-7746 | saidou.wane@cincinnati-oh.gov

Water Works

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. The subject development property is receiving water service from (8) existing 3/4-inch water service branches (H-104269, H-105086, H-105090, H-105091, H-105092, H-105093, H-105094 and H-105097) connected to the existing 16-inch public water main in Madison Road.
2. All water service branches and/or meter settings must meet the current Greater Cincinnati Water Works Rules and Regulations.
3. Any existing water service branch not to be used for this development, must be properly disconnected at the public water main and at the owner's / developer's expense. Owner would be required to fill out the online FOD form at <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/fod/> authorizing removal of the existing water service branch before any new water service can be sold, or the Certificate of Occupancy will be signed off.
4. All new water service branches can be connected to the existing 12-inch public water main in Kennedy Connector and/or the existing 16-inch public water main in Madison Road.

Recommendations:

1. Owner(s)/Developer(s) will need to hire a Greater Cincinnati Water Works certified licensed and bonded fire protection company and plumber to perform new private water service branch design work and installation.
2. Owner(s)/Developer(s) must have a licensed fire protection company and plumber that is bonded and certified with Greater Cincinnati Water Works and fill out the Online Branch application <https://www.cincinnati-oh.gov/water/engineering-construction/forms-specifications/> for water service. Please contact the Greater Cincinnati Water Works Branch Service Section for any questions on the Online Forms at 513-591-7837.

Contact:

- **Rick Roell** | WaterWorks | 513-591-6867 | richard.roell@gcww.cincinnati-oh.gov



Fire Department

Immediate Requirements to move the project forward:

1. Confirm that the closest two hydrants have fire flows of at least 2000 GPM at 20 PSI.
2. **Fire-Flow:** The flow rate of water supply, measures @ 20 pressure/per/square inch (psi) (138Kpa) residual pressure, that is available for firefighting which equal the sum of 2 fire hydrants.
3. For this structure confirm that there are at least two fire hydrants that are within 400' from all parts of each structure.
4. Closest hydrants are located at 3618 Madison Rd, 3640 Madison Rd, 4952 Kennedy.

Requirements to obtain permits:

1. Immediate access to fire department connections shall be maintained at all times and without obstruction by fences, bushes, trees, walls or any other fixed or moveable object. Access to fire department connections shall be approved by the fire code official.
2. **Access roads are to be 20 feet in width.**
3. **Security gates are subject to approval by fire, gates for access roads are to be 20 feet in width.**
4. Fire apparatus access roads shall not exceed 10 percent in grade
5. Show any parking related to site and fire department access to three sides of each structure.
6. The Fire Department needs to have access to three sides of each structure for firefighting operations.
7. Access Streets, Roadways or Driveways. (b) The surface shall be of sufficient strength and type to adequately support any fire division apparatus under any weather conditions. The weight of our apparatus is as follow:

Apparatus	Width	Length	Height	Weight	Front axle	Rear axle	Turn radius inside/outside
Ladder	10'	41'10"	11' 9"	70,000	21,600	48,000	35.45/39.25
Engine	10'	31'6"	9'5"	44,000	20,000	24,000	34'6"/41'6"
Ambulance	9' 4"	22'2"	9' 2"	18,500			34'/41'

8. Fire Apparatus Access Road requirements for the Cincinnati Fire Department are listed in **Appendix D** of the Ohio Fire Code.
9. Confirm that the **Fire Department Connection is within 50' of a fire hydrant.**
10. If this structure is less than five stories the owner is to use Storz connections for his FDCs.
11. Post indicator valves cannot be more than 40 feet from the building it services.

Recommendations:



- None

Contact:

- **Robert Hart** | Fire Dept. | 513-357-7597 | robert.hart@cincinnati-oh.gov

Office of Environment and Sustainability (OES)

Immediate Requirements to move forward with project:

- None

Requirements to obtain permits:

1. If this project will include City qualified incentives, then it must receive environmental approval.
2. If this project will need to include a new City public right-of-way and/or permanent utility easement (i.e., water and/or sewer), then these must receive environmental approvals as per Administrative Regulation 30.
3. If offsite sourced fill is to be placed onsite, then it must receive environmental approval when it exceeds 500 cubic yards in a residentially zoned district or 1,000 cubic yards in any other zoned district (City Municipal Code Chapter 1031).

Recommendations:

1. Due to the anticipated age of the existing site buildings, asbestos, lead based paint, and other hazardous building materials should be surveyed and, if needed, abatement should be conducted following all applicable regulations prior to renovations or demolition.
2. The development goal should be to earn at a minimum the LEED Certified rating level.
3. Solar should be considered in the design as a renewable energy source.
4. Site parking areas should include electric vehicle charging stations.
5. Site parking areas should include bike rack areas.
6. The use of trees in the landscape design should be included to enhance urban forestry.
7. The use of pervious surfaces should be maximized to the extent practical in the design.

Contact:

- **Matt Mullin** | OES | 513-352-5344 | matt.mullin@cincinnati-oh.gov

Police Department

Immediate Requirements to move the project forward:

- None currently.

Requirements to obtain permits:

- No Comments.

Recommendations:

- None

Contact:

- **Katalin Howard** | Police Dept. | 513-352-3298 | katalin.howard@cincinnati-oh.gov
- **Brandon Kyle** | Police Dept. | 513-564-1870 | brandon.kyle@cincinnati-oh.gov



Health Department

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. A food facility plan review by the Cincinnati Health Department (CHD) will be required if future or current space (or tenant) is licensable (or is currently licensed) as a food service operation (FSO) or retail food establishment (RFE). If licensable, plumbing will not issue permits until CHD has completed the food facility review and approved the project.

2. Recommendations:

Recommendations:

1. For assistance in determining whether facility is licensable as an FSO/RFE or not, please contact Trisha Blake.

Contact:

- **Trisha Blake** | Health Dept. | 513-352-2447 | trisha.blake@cincinnati-oh.gov

Department of Transportation & Engineering (DOTE)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Traffic Impact Study has been approved.
 - a. The right turn lane on Madison should not be constructed.
 - b. The site should be designed for a future left turn lane along Madison Road.
 - c. The proposed right of way line along Madison should be approximately 18' from the face of existing curb.
 - o From the south curb line, the future roadway will be 50' wide then 10' sidewalk space.
2. Parking along the Madison frontage should be restricted 24-hr a day. Additional signage will be needed when this change is made.
3. The sidewalk is be a minimum of 10' wide, 5' of walk and 5'treelawn or 10' with tree well.
 - a. There are overhead utilities on Madison, but work with Urban Forestry to try for street trees.
4. Please contact DTEaddress@cincinnati-oh.gov for address assignment prior to submitting for building permit.

Recommendations:

- None

Contact:

- **Morgan Kolks** | DOTE | 513-352-5285 | morgan.kolks@cincinnati-oh.gov

Buildings & Inspections – Buildings

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

1. Buildings on the same lot must be designed with an imaginary property line located between the buildings.



Recommendations:

- None

Contact:

- **Robert Martin** | B&I Plans Exam | 513-352-2456 | robert.martin@cincinnati-oh.gov

Department of Community & Economic Development (DCED)

Immediate Requirements to move the project forward:

- None

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Bob Bertsch** | DCED | 513-352-3773 | bob.bertsch@cincinnati-oh.gov

Law Department

Immediate Requirements to move the project forward:

- No comments at this time.

Requirements to obtain permits:

- None

Recommendations:

- None

Contact:

- **Charles Martinez** | Law | 513-352-3359 | charles.martinez@cincinnati-oh.gov

This letter is not intended as the City's final approval of your project, but rather as an initial review and consultation to provide feedback from the City's various departments and to better coordinate between the City and developer. We hope you find this process both forthcoming and helpful.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rodney D. Ringer", written over a horizontal line.

Rodney D. Ringer,
Development Manager

RDR: rdr



November 23, 2020

Ms. Emily Ahouse
Zoning Administrator
Department Zoning Administration
City of Cincinnati
Two Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Emily.ahouse@cincinnati-oh.gov

RE: Morellia Group's Requested Zone Change Request from RMX to CG-A

Dear Ms. Ahouse:

At the November 3, 2020 meeting of the Oakley Community Council, representatives of Morellia Group were present to request a zone change with respect to their plans for development on Madison Road north of Kennedy Avenue in Oakley. The Trustees were advised that the zone change was required for Morellia's proposed commercial development. Mr. Christopher Hildebrant made a request of the Board of Trustees for a Letter of Support for the zone changes for multiple parcels as noted below.

The following motion was made at the November 3, 2020 OCC meeting: "[t]he Oakley Community Council hereby supports Morellia Group, LLC's ("Applicant's") proposal to change the zoning classification of Hamilton County, Ohio Auditor's Parcel Nos. 051-0002-0139, 051-0002-0140, 051-0002-0141, 051-0002-0142, 051-0002-0143, 051-0002-0144, 051-0002-0145 and 051-0002-0153 (collectively, the "Parcels") from Residential, Mixed ("RMX") to Commercial, General ("CG-A"), provided that the following requirements are imposed as conditions to such zoning change:

1. All buildings constructed on the Parcels shall feature compatible exterior building materials and colors;
2. Applicant shall convey to the City of Cincinnati (the "City") a strip of land approximately sixteen feet (16') in width along the frontage of the Parcels bordering Madison Road, subject to approval of such conveyance by the City and the Ohio Department of Transportation ("ODOT"); and

Applicant shall install a pedestrian crosswalk across Madison Road connecting to the Parcels, subject to approval of such installation by the City and ODOT."



As per the enclosed copy meeting minutes, the motion passed with seven ye a votes, three no votes and with two abstentions.

Thank you for your cooperation and assistance. If you need any further information or have any questions, I can be reached at seth.shaifer@oakleynow.com

Sincerely,

Seth Shaifer

Seth Shaifer
Zoning Committee Chair
OCC Trustee

Attachment

CC: OCC File
Morelia Group

Exhibit F
Oakley Community Council
Virtual Meeting: Google Meet
November 3, 2020; 7:00 PM
oakleycouncil@oakleynow.com
www.Facebook.com/Oakley45209
513-533-2039

Until otherwise noted, all Oakley Community Council Meetings will be conducted online, via the Google Meet virtual conference tool. You can find full virtual/online meeting details on the homepage of our website, www.oakleynow.com.

Minutes
[Meeting Video](#)

Call to Order

Pledge of Allegiance

Trustee Introductions

- Present: Colleen, Kenny, Joe, Anthony, Seth, Troy, Cody, Jason, Evan, Dan, Sandy, Jon
- Absent:

Guests:

- **Cincinnati Fire Department – Jeff McDonough, Engine 31 Captain**
Keep fryers far away from house; make sure turkey is dry. Most problems occur when people put wet or frozen turkeys in fryers.
- **Cincinnati Police Department – Captain Jones, District 2 Police**
Violent crime is down. Slight increase theft from autos.
- **CRC – JaLisa Elkins**
N/A

Quick Notes:

- **NBD – Craig Rosen**
Support funds from the City - \$3400 received last year (\$2400 for events; \$1k beautification) \$3,500 received this year. **Proposal for \$3k for Beautification; \$500 for Operations. 16 – yes’s; 0 – no’s. NBD proposal approved.**
- **Esplanade Tree Lighting (Ratify Email Vote) – Cody Gausvik**
Cody Gausvik motions to spend no more than \$4,000 for holiday lights on the esplanade for 2020. No objections. Motion passes.

Real Estate Development:

- **Madison & Kennedy (Morelia Group) – Colleen Reynolds**
Proposal to rezone 8 residential lots (7 single family homes) to build retail (Swenson’s and similar retail).
Swenson’s now willing to match materials to resemble nearby homes. Residents are in support of project.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED that the Oakley Community Council hereby supports Morelia Group, LLC's ("Applicant's") proposal to change the zoning classification of Hamilton County, Ohio Auditor's Parcel Nos. 051-0002-0139, 051-0002-0140, 051-0002-0141, 051-0002-0142, 051-0002-0143, 051-0002-0144, 051-0002-0145 and 051-0002-0153 (collectively, the "Parcels") from Residential, Mixed ("RMX") to Commercial, General ("CG-A"), provided that the following requirements are imposed as conditions to such zoning change:

1. All buildings constructed on the Parcels shall feature compatible exterior building materials and colors;
2. Applicant shall convey to the City of Cincinnati (the "City") a strip of land approximately sixteen feet (16') in width along the frontage of the Parcels bordering Madison Road, subject to approval of such conveyance by the City and the Ohio Department of Transportation ("ODOT"); and
3. Applicant shall install a pedestrian crosswalk across Madison Road connecting to the Parcels, subject to approval of such installation by the City and ODOT.

The Zoning and Economic Development Committee is hereby authorized and instructed to issue and deliver a letter to the City of Cincinnati that memorializes Oakley Community Council's support for the aforementioned zoning change subject to the conditions listed above.

Troy McAndrews motions to approve the resolution as presented; seconded by Dan Krohn. Evan Nolan and Colleen Reynolds abstain.

7 approve.

Cody Gausvik, Sandy Gross and Anthony Isaacs disapprove.

Motion passes.

- **Wrapping Up 2020: News & Projects to Come** – Colleen Reynolds
- **Bridge Maintenance, Robertson, FYIs**: City has requested OCC to incur some of the costs associated with maintenance.

Projects:

- **NBDIP – Joe Groh**
We received approval for the Way Finding signage in Oakley (QR Code)
- **Oakley Guide Business Membership Requirement**
\$50 fee
Joe Groh votes to require businesses to pay the fee to be an OCC member or OAH sponsor to be included in the Oakley Guide. Motion passes.
- **Holiday Lighting/Decorating Contest** – Joe Groh/Tina Hubert
Residents would register online for the community to then vote on their outdoor decorations. Tina provided a very thorough plan and presented to the board.

Miscellaneous Announcements:

- **Election Discussion** – Colleen Reynolds/Kenny McNutt
Candidate bios are due by 11/15.
- **COVID-19 Updates** – Colleen Reynolds

Speaker Cards

- **Approve 10/22/20 Meeting Minutes**
Motion by Joe Groh to approve the 10/22/20 Meeting Minutes; seconded by Jason Wilcoxon. Unanimous approval; minutes approved.
Cody Gausvik, Sandy Gross, Seth and Jon abstain.
- **Approve 10/6/20 Meeting Minutes**
Tabled until next meeting.
- **Financial Report – Jason Wilcoxon**
Tabled until next meeting

New Business:

- Next Third Thursday Meeting is on Thursday, November 19th – VIRTUAL
- Next Tuesday OCC meeting is on Tuesday, December 1st – VIRTUAL

Adjourn Meeting

Motion to adjourn meeting by Colleen Reynolds; seconded by Cody Gausvik. Meeting ends at 8:57PM.

Weaver, James

From: Corey Hall <c.hall3079@yahoo.com>
Sent: Thursday, December 3, 2020 10:37 AM
To: Weaver, James
Subject: [External Email] Zone change 3628-3640 Madison Road

External Email Communication

Dear James Weaver,

I am writing this e-mail to voice my disappointment with the proposed zone change 3628-3640. As a property owner for over 10 years I have been happy with the progress of Oakley over all. However, a fast food drive through at that location will be sending the wrong message. There are already several fast food options available at the Ridge exit and surrounding area and some pre existing commercial locations available that this drive thru could use. I believe a fast food drive through will be an eyesore at that location and increase traffic in an already congested traffic area.

A different commercial business that complements the existing shops would be a better direction moving forward. I do not want my neighborhood to become a highway exit stop.

Please feel free to reach out if you any questions.

Regards,

Corey Hall
513-373-5372

[Sent from Yahoo Mail for iPhone](#)