

**CITY OF MONTGOMERY  
PLANNING COMMISSION REGULAR MEETING**

*City Hall, 10101 Montgomery Road, Montgomery, OH 45242*

**December 20, 2021**

**PRESENT**

**GUESTS & RESIDENTS**

**Matthew Emery  
Peter Loon Meadows  
4832 Cooper Road, Suite 286  
Montgomery, OH 45242**

**Ann Henry  
7460 Remington Road  
Montgomery, OH 45242**

**Ms. Alex Holt  
Landscape Architect  
Bayer Becker  
6900 Tylersville Rd., 45040**

**Jon Homer  
Director of Business  
Development  
Life Enriching Communities  
Twin Lakes  
6279 Tri-Ridge Blvd.  
Suite 320  
Loveland, OH 45140**

**Andy Hueber  
Marc Hueber  
Hueber Homes  
526 Wards Corner Rd. #B  
Loveland, OH 45140**

**Craig Margolis  
Mayor  
Montgomery City Council**

**Darren Myers  
Senior Architect  
Kenneth R. Bowerman  
Architects, Inc.  
8050 Hosbrook Road  
Suite 106  
Cincinnati, OH**

**Michael Willenbrink, PE  
Principal  
Bayer Becker  
6900 Tylersville Rd., 45040**

**STAFF**

**Kevin Chesar  
Community Development  
Director**

**Karen Bouldin, Secretary**

**ALL COMMISSION MEMBERS PRESENT**

**Chairman Mike Harbison  
Vince Dong  
Dennis Hirotsu  
Darrell Leibson  
Jim Matre, Vice Chairman  
Barbara Steinebrey  
Pat Stull**

**Call to Order**

Chairman Harbison called the meeting to order at 7:30 p.m. He reminded all guests and residents to sign in, and please turn off all cell phones.

**Roll Call**

*The roll was called and showed the following attendance:*

**PRESENT: Mr. Stull, Mr. Hirotsu, Ms. Steinebrey, Mr. Matre, Mr. Leibson, Mr. Dong,  
Chairman Harbison (7)**

**NOT PRESENT: (0)**

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*All members were present.*

### **Guests and Residents**

Chairman Harbison asked if there were any guests or residents who wished to speak about items that were not on the agenda. There were none.

### **Old Business**

There was no old business to report.

### **New Business**

*An application from Twin Lakes requesting Final Development Site Plan approval for thirty independent living units in three buildings located on 3.8 acres of property at 10120 Montgomery Road.*

Chairman Harbison explained the process for this evening's meeting to all guests and residents: "Mr. Chesar reviews his Staff Report and the Commission asks any questions they might have. The applicant presents their application and the Commission then asks any questions. The floor is opened to all residents for comments. If a resident agrees with a comment that was previously stated, they could simply concur, instead of restating the entire comment to save time. The Commission discusses the application and residents are not permitted to comment or question during this discussion. The Commission will then decide to table, approve or deny the application.

### **Staff Report**

Mr. Chesar reviewed the Staff Report dated December 17, 2021, "An Application from Twin Lakes requesting Final Development Site Plan approval for thirty independent living units in three buildings located on 3.8 acres of property at 10120 Montgomery Road." He showed drawings on the wide screen, to provide more understanding of the Staff Report. He indicated that there have been no calls or emails received regarding this application.

Mr. Dong asked which points in the Staff Report did not meet the General Development Plan that the Commission had previously approved. Mr. Chesar stated that the applicant has not yet met the photometric plans, but they intend to.

There was discussion among the Commission about receiving paper packets prior to the meetings, versus receiving them electronically, when there were large drawings involved. They liked the pre-COVID process when the paper packets were delivered directly to their homes. Mr. Dong was ok with receiving them electronically, except when there were large drawings.

Mr. Chesar stated that he would send paper packets to all members in the future, in addition to the digital format. Also, for future, Mr. Leibson requested that Staff show the site plan on the wide screen during the Staff Report. Mr. Chesar agreed, and showed it on the screen, at that time.

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Mr. Chesar replied to Mr. Dong's earlier question, referring to page 7 of the Staff Report, under "items that need to be reviewed prior to a vote":

1. Discussion of proposed location of amenities and minor modification to the List of Conditions and Exceptions to clarify setbacks. The amenities include the setback for the bocce ball/recreational field. The bocce ball field meets the 35 foot required setback, but the shade structure does not, as it is at 24 feet. Mr. Chesar showed the bocce field to all on the wide screen. The field area was setback 35 feet. He noted that the applicant was proposing a shade structure, which was a little over 22 feet from the edge of the right-of-way and per regulations, it should be located 35 feet off of Schoolhouse Road. He deferred to the applicant for more explanation.
2. The pickleball courts have a required 20 foot setback, but they are at located 16 feet from the property, so they are asking for a 4-foot encroachment. . Mr. Chesar pointed out a walking trail, natural vegetation, and also a topography change on the east side adjacent to the pickleball courts . He showed this on the wide screen to all in attendance. Mr. Chesar stated that if the Planning Commission felt that this location made sense, then we would modify the language to say that it is allowed for this location, and to leave the court design, as proposed. Mr. Stull stated that this backed up to Indian Hill. Mr. Chesar confirmed, noting that the applicant is also proposing a connection to the walking path, in the Indian Hill area

Chairman Harbison also reminded members that the Code allowed for equivalencies, if anyone had issues with these setbacks.

Mr. Hirotsu asked if the fire pit was another point that did not meet requirements. Mr. Chesar stated that it needed discussion. He showed all on the wide screen, and spoke about the open space area and the fire pit area. Mr. Dong asked if there wouldn't be something around the firepit for people to sit on – chairs or seats. Mr. Chesar stated that the intent was to create a seating wall; he noted that a seating wall, in this instance, may not be a structure, nor was a fence. He pointed out that these were not exceptions because, by code, they were not considered to be structures, they were considered to be an accessory or a use. He referred to page 3 of the Staff Report, Item 12, noting accessory uses that were permitted in the Amenity Areas 1 and 2: benches, trellises, pergolas, patios, hardscape and landscaping. Mr. Chesar stated that typically a structure is defined as something that is permanently affixed to the ground, has a footer or foundation.

There was more discussion around a wall not being considered as a structure.

Mr. Chesar referred back to the Staff Report, page 3, item 2 – "A minimum landscaped buffer yard of 30 feet shall be maintained along Montgomery Road." Referring to the 30 foot buffer along Montgomery Road, he showed members the landscaping drawing. He stated that the last 100 feet or so on the northern edge, only proposed 3 London Plane trees, as the topography started to drop off; it was not landscaped with shrubbery throughout that entire area but relocated elsewhere on the site. Mr. Chesar stated that the Planned Development regulations gave the

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Planning Commission the authority to alter the landscaping as necessary. If they were in agreement the proposed design, it would be noted as part of the required Final Development Plan.

Chairman Harbison stated that the Planned Development allowed them to do things that the regular code did not always allow them to do. He read the code on the definition of structure. He suggested that if we take issue with what they proposed that we utilize the equivalency because the applicant may have something else to add that we have not thought of.

Mr. Dong summarized the 4 points of issue: Pickleball court, bocce ball, fire pit area and landscaping. He asked if the developer had offered any equivalency.

Mr. Chesar stated that the nature of a Planned Development, affords them the ability to allow items outside the provision of the code. He felt that, because of this, they had the flexibility to approve these items, if they felt it made sense and since it is a planned development. The alterations would not be applicable to other applicants. Ultimately, he noted an equivalency was not necessary as any alterations could be implemented via the Planned Development

Mr. Hirotsu understood that the purpose of setbacks was typically intended for neighbors / surrounding people, or the overall aesthetic and continuity of the space. He understood why the applicant proposed these items, but he was interested to know why those requirements or guidelines were altered for this site, and how their proposal was not negatively impacting the setback areas.

Chairman Harbison asked if the applicant wished to speak.

**Jon Homer, Director of Business Development, Life Enriching Communities, Twin Lakes 6279 Tri-Ridge Blvd., Suite 320, Loveland, OH 45140** noted that this project has been 19 months in the making.

He showed everyone the drawing on the General Development Plan. He wanted to clarify: it sounded like the Commission felt that we were given the setbacks, and we just ignored them – this is not the case. He referred to the Staff Report, page 5, “Building Lot Setbacks”; he pointed out these 35 foot setbacks on the drawing. This was a change from the 0 foot lot lines on Schoolhouse Lane that were on the first drawing proposed. He read the remaining paragraph of the Staff Report, to explain. He noted that they were proposing to provide a park-like setting, and items 12 and 13 on page 3 actually defined what the items were. He felt that this was in line with what was approved in July of 2020.

Mr. Homer wanted to discuss the design of these Amenity Spaces this evening, and introduced his team of architects.

**Darren Myers, Senior Architect of Kenneth R. Bowerman Architects, Inc., 8050 Hosbrook Road, Suite 106, Cincinnati, OH** stated that he wanted to highlight a few items about the buildings and their intentions and response to the Commission’s previous feedback. He referred

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to a drawing on the wide screen and pointed out that they felt this was a good place along the road to transition to the duplexes, the villas, and further down to residential. They had looked at buildings nationally, as well as in Mariemont, Blue Ash, and the Vintage Club, and came up with a building that looked good on all 4 sides.

He stated that the materials they were using was natural stone, and the Reveal Panel system, which is a high-end cement-board panel system designed to have no trim needed to cover seams. It is a clean, contemporary look. The white brick is not painted brick, it is actually white brick, and the Reveal system will be painted. Mr. Myers described more of the buildings, noting that there will be a two-story building that is part residential and part community space along Montgomery Road.

There were no questions from the Commission.

**Ms. Alex Holt, Landscape Architect, Bayer Becker, 6900 Tylersville Rd., 45040** spoke about a landscape drawing on the wide screen. She stated that they would start with the pickleball court, and work their way around. She noted that the shade structure would have a seated area / benches, trash cans, and shelves for people to sit their bags on.

She referred to Amenity Area 2, the Outdoor Game Lawn, which was intended to be a synthetic turf game lawn, ended by a tiered wooden pergola that will complement the architecture of the buildings, and provide seating and shade for residents. This area will also house bocce ball, corn hole, and more. They were also proposing to have cabinets for game storage.

Ms. Holt showed a plan of the Outdoor Gathering Space, where a community space is proposed for the first floor – an outdoor living room / dining room. In working with the grade of the land, they will create the firepit area, an elevated dining area, and spaces for small groups. She showed more detail on this area.

There were no questions from the Commission.

**Michael Willenbrink, PE, Principal, Bayer Becker, 6900 Tylersville Road, 45040** wanted to address the issues regarding setbacks. He stated that they wanted to give everyone the overall vision, they didn't purposefully put this in the setback, they were taking this from the report. He stated that when they read the Conditions and Staff Comments from the General Development and Planning Development meeting, they were clearly looking at this differently. He reiterated Mr. Homer's earlier statements.

There were no questions from the Commission.

Chairman Harbison opened discussion with the Commission, by reading the item in question, on page 3 of the Staff Report:

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13) The following uses shall only be permitted in Amenity Area 2 or General Open Space: pickleball court, shuffleboard, bocce ball or other similar games, provided these uses maintain a minimum setback of 35 feet from Schoolhouse Lane.

Mr. Leibson stated that the General Development Plan gave direction – that you can use these activities, and Bayer Becker went with that, and crafted this proposal.

Mr. Dong stated that when he previously voted on the General Development Plan, he recalled that we agreed that nothing would go into the buffer, except for the ground-level patios. And they had open areas, that they are now adding things to. He understands that this is different now, and that we are discussing what is before us, but he wanted to point out that this is different than what we voted on previously.

Chairman Harbison asked if any guests or residents had any comments.

**Matthew Emery, representing Peter Loon Meadows / Peter Loon Development & Emery Brothers, 4832 Cooper Road, Suite 286, Montgomery, OH 45242** wanted to comment on the 20 foot setback on the Indian Hill side, as he is the neighbor. From their perspective, they granted the walking trail easement to Twin Lakes many years ago when they were first developing the campus. He stated that they have been very good neighbors and have maintained the walking trail, and in fact had just planted more items for them recently. He noted that for them, the buffer really is the walking trail. He stated that they appreciated the policy and effort to put in the 20 foot setback on their side, instead of the 35 foot. He stated that they were fine with having the pickleball encroachment.

There were no questions from the Commission.

Chairman Harbison asked how far it was from the trail to the city property line.

Mike Willenbrink stated that this was discussed at the previous meeting, and they referred to it as the effective setback. He explained that there was a sanitary sewer easement, and the walking trail easement. He stated that the 20 foot setback for the building, was actually 60 feet from the building to the east edge. He estimated that this would be 56 feet from the path / 40 feet from the east edge – the Emery property.

There were no other guests or residents who wished to speak.

Chairman Harbison closed the meeting to public comment and asked for discussion among the Commissioners.

Mr. Stull understood the setback reasoning and was in favor of the pickleball. He had no problem with this proposal and felt they did a very good job on this development.

Mr. Hirotsu was very comfortable with this development, as is. He noted that this was a transition from the D3 District to a very residential district. That is why it made sense to him; he felt the Planned Development was right, and that they could make exceptions around the regular

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requirements. He did not feel that the developer abused the setback limitations, mostly because of the location. If this was on the other side of the tree line, in the Lucke development, it would be completely different.

Ms. Steinebrey recalled that she had requested more landscaping on the southwest corner. She stated that they did a magnificent job with the firepit, making it feel like a “homey” situation. She felt the design was spectacular and loved the look of the buildings.

Mr. Matre was in favor and agreed with Mr. Hirotsu’s comments regarding the transition. He agreed with Mr. Chesar that the Planned Development covered these exceptions and saw no need for equivalencies.

Mr. Leibson agreed with his fellow commissioners. It was the right project in the right place. There is commercial, to the south, and residential to the north. He felt that it was an active, interesting corner, for a significant corner of Montgomery. He was all for it.

Mr. Dong liked the development. He felt that setbacks were very important in our community and was concerned with these issues. He would like to have an equivalency. Because he was not able to see these renderings well until just tonight (because they were sent electronically), he would like to see more landscaping. He would like to see it continue all the way down Montgomery and wasn’t sure why they stopped where they did. He was in favor of the corner landscaping. His major concern was with setting a precedent for other developments. He wanted to be sure that we put language in here, especially regarding the setbacks and structures, to make it known that this is a unique situation, to keep from setting precedent.

Mr. Hirotsu stated that he didn’t want to have it on record that we approved this because the seating wall and fire pit were not considered a structure. He wanted to clarify, that because this is a PUD, that is why we have the flexibility to approve this.

Mr. Leibson stated that it was a structure -it was decided, but it is also a Planned Unit Development. Mr. Dong stated that he had heard initially it was not a structure. Members agreed that the wall was defined as a structure.

Mr. Dong stated that even in a PUD, there are setbacks, and they were approved in the General Development Plan. He was very concerned with the buffer, that now has many things in it, whereas there were not to be any (except patios), in the General Development Plan. He wanted to be sure that this change is noted in the minutes - that this was a change from the General Development Plan that the Commission now agreed upon, for the Final Development Plan. There was more discussion.

Chairman Harbison felt that the team did a very good job, going from the General Development Plan to the Final Development Plan, especially when travelling up and down Montgomery Road, seeing the two-story and three-story. He was ok with the amenities proposed and the setbacks. Because of the topography, we wanted everything placed in the south because there would be more issues if it was in the north, due to the buildings. He stated that there was a nice huge

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setback to the north, and if we have to justify a point for future precedent, we can refer to the underlying utilities, requiring things to be moved down.

Chairman Harbison stated that the shrubbery was appropriate, due to the topography changes along Montgomery. He stated that if you put a short, 2-3 foot bush on the northern corner, you wouldn't even see it. He felt it made sense to put the large trees there. Architecturally, he approved of their renderings – contemporary and fitting of Montgomery.

Mr. Dong asked about the association required to maintain the open space. Chairman Harbison stated that we wanted to protect the City, by putting that condition in, so that if Twin Lakes decided to sell that piece off, they would need to come up with a Home Owners Association. He explained that Twin Lakes owns all of this, it is not individually owned.

There was no more discussion from the members.

***Mr. Matre made a motion to approve the Final Development Site Plan for thirty independent living units in three buildings located on 3.8 acres of property at 10120 Montgomery Road, with the following conditions, taken from the Staff Report dated December 17, 2021:***

- 1. The sidewalks along Montgomery Road shall be 7 feet in width and the final design shall be approved by the Public Works Director (matching the recent Twin Lakes Villa Project).***
- 2. Proposed development to utilize the existing curb-cut on Schoolhouse Lane for the entry drive, while creating a second curb-cut for exiting.***
- 3. There will be a minimum of 0.7 acres of open space, as designated on the General Development Plan submitted by Twin Lakes.***
- 4. There will be 30 dwelling units maximum, as designated on the General Development Plan submitted by Twin Lakes.***
- 5. Building labelled "A" and "B" will be three stories tall, while Building C will be two stories tall, as designated on the General Development Plan submitted by Twin Lakes.***
- 6. In addition to standard Hamilton County storm water management plans, the applicant will:***
  - a. Adhere to Ohio EPA post construction runoff guidelines.***
  - b. Develop storm water pollution prevention plans, as required by the Ohio EPA.***
  - c. Adhere to Section 401 of the Clean Water Act, as administered by OEPA.***
  - d. Work with the City Engineer to determine the best management practices that will be used to address NPDES Phase II regulations.***

***The regulations for the D-3 Zoning District will apply, with the following conditions and variations, including minor modifications approved by Planning Commission regarding items 12 and 13 and the new condition 15 as follows:***

- 1. Buildings shall be set back from the right-of-way of Montgomery Road and Schoolhouse Lane, a minimum of 35 feet***
- 2. A minimum landscaped buffer yard of 30 feet shall be maintained along Montgomery Road.***



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3. *A minimum buffer yard of 30 feet shall be maintained along the north property line*
4. *A buffer yard of 20 feet shall be maintained along the east property line.*
5. *Porches and covered or uncovered patios and balconies may encroach a maximum of 10 feet into any required buffer yard.*
6. *Fences up to a 6.25-foot height shall be permitted to separate patio spaces in the front yard along Montgomery Road, provided they are perpendicular to Montgomery Road.*
7. *Bay windows, roof overhangs, chimneys, and architectural features may extend 5 feet into the buffer yards.*
8. *Below-grade window wells and/or stairwells with or without guardrails can extend into the buffer yards by a maximum of 5 feet.*
9. *Impervious surfaces shall not exceed what is generally shown on the General Development Plan submitted by Twin Lakes, with an overall ratio maintained no greater than 70% impervious surfaces of the developable acreage 3.3439 acres, which is 2.35 acre.*
10. *No dumpsters shall be allowed, except as permitted by the Zoning Code in residential districts.*
11. *Any proposed lighting shall be in compliance with the regulations of the underlying zoning district.*
12. *Accessory structures in the amenity areas, such as trellises, pergolas, shade structures and similar structures shall maintain a minimum 20-foot front yard setback. Accessory uses such as patios, hardscape, firepits, benches and similar uses shall be permitted within the amenity areas with no required setback from the right of way.*
13. *The following uses shall only be permitted in the Amenity Area 2 or general open space: pickleball court, shuffleboard, bocce ball or other similar games provided these uses maintain a minimum setback of 35' from Schoolhouse Lane and a minimum 10' from the rear and side property lines.*
14. *The access drives off of Schoolhouse Lane shall be a maximum of 16 feet in width.*
15. *If the property is split or sold, open space shall be conveyed for purposes of a property ownership association or other responsible entity for upkeep and long-term-maintenance of the open space areas with covenants submitted to the City.*

### *Additional Conditions:*

1. *A Final Photometric Plan with lighting details be submitted and approved by the Community Development Director.*
2. *Final elevation and materials details of the trash area enclosures be submitted and approved by the Community Development Director, regarding screening requirements.*
3. *All final engineering comments shall be satisfied, as approved by the City Engineer.*
4. *A copy of the NPDES permit shall be supplied to the Community Development Director.*
5. *All relevant fire comments/regulations shall be satisfied, as approved by the Fire Chief.*
6. *The new fire hydrant shall be a K-81A with Storz Outlet, as required by the Fire Department.*
7. *Final design of the sidewalk along Montgomery Road shall be reviewed and approved by the Public Works Director.*

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- 8. *Final Landscape Plan to be approved by the City Arborist.*
- 9. *Approval of the Final Development Plan shall not be effective until January 1, 2022, due to the remaining referendum period related to the Planned Development approval by City Council on December 1, 2021.*

*Mr. Leibson seconded the motion.*

*The roll was called and showed the following vote:*

<i>AYE: Mr. Stull, Mr. Hirotsu, Ms. Steinebrey, Mr. Matre, Mr. Leibson, Mr. Dong, Chairman Harbison</i>	<i>(7)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT:</i>	<i>(0)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

*This motion is approved.*

**Staff Update**

*This item came before the Commission at the October 18, 2021 meeting, as a discussion regarding the redevelopment of the property at 7960 Remington Road for multi-family residential.*

Mr. Chesar noted that the property owner, Ms. Ann Henry, was in attendance, and would like additional feedback from the Commission. Mr. Chesar noted was not present at the October meeting..

Mr. Chesar stated that from the feedback at the October meeting, Ms. Henry crafted a General Concept Plan, which Mr. Chesar had given to members in their packets. He referred them to the rendering on the wide screen, showing them an attached, single-family home that is a more vertical shape. From a staff perspective, it met all requirements of the Heritage District. He explained that this would also need to go before Landmarks Commission.

Staff explained that after looking at the Code, he felt the need for more clarity and feedback from the Planning Commission. He pointed out that Ms. Henry was proposing two single-family units, attached. Our code would call that “a Dwelling, Attached, Single-Family”. He read the definition from the Code:

Dwelling units that are structurally attached to one another, side by side, and erected as one building, each dwelling unit being separated from the adjoining unit or units by a party wall without openings extending from the basement floor to the roof and each such building being separated from any other building by space on all sides, and including such elements as separate ground floor entrances, services and attached garages.

The Code also defines, as a permitted use, a Dwelling, Two-Family. He read the definition:

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A dwelling designed for, or occupied exclusively by two families living independently of each other in two dwelling units. The dwelling units may be either attached side by side, or one above the other.

Mr. Chesar noted that this site plan actually fit both of these definitions. However, there are different setback requirements for each of these definitions.

Mr. Chesar showed members that the site plan (except for a small 4 foot variance), met the requirements for setbacks for Attached Single Family: 35 foot front yard setback, 30 foot side yard setback and 30 foot rear setback.

For a Two Family, Mr. Chesar stated that the side yard setback was 10 feet, but the building setback was 50 feet.

Mr. Chesar pointed out that the Code was conflicting. Staff felt that the most restrictive should apply – which would be Attached Single Family. This, however, would have ramifications on the adjacent neighbors. He cited several possible layout scenarios that Ms. Henry could utilize, noting the pros and cons. Mr. Chesar noted that either way, Ms. Henry would need to request a variance.

Mr. Chesar acknowledged that the Code needed to be clarified by eliminating single family and/or two-family (at a later date), but asked that the Commission weigh in on their perspective on this situation. Chairman Harbison stated that this code was written 20 years ago, and has never been addressed since.

Mr. Dong felt that a single family, to him, would be more defined by having people living in it that were related, as family. To him, a two family would be 2 independent families, with no relationship.

Mr. Matre stated that the Attached Single Family basically describes a townhouse building. This would be a building that includes any number of townhouse units, but it adds in there the party wall that extends from the basement to the roof. That makes it a single family. If you didn't have the firewall, then it is considered to be a multi-family building. The Two Family is a duplex.

Mr. Chesar stated that this drawing was basically an Attached Single Family. Mr. Matre asked if it had a firewall. Mr. Chesar confirmed that it did. He noted that it could be two separate families --she could sell both sides of that. Mr. Matre stated that it would then be considered a landominium.

Mr. Chesar stated that these lots were smaller than what would normally be allowed in that area, but he believed there was a non-conforming regulation in the Code that addressed that, as well. He noted that this was in the D3 District, with a Heritage Overlay.

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There was discussion about landminiums or condominiums. Mr. Matre stated that she could build a 2-unit condominium. But, in order to split it, you would have to have separate utility/power lines for each unit.

Mr. Chesar stated that, at this point, Staff was supportive of the vertical layout for the home, given the look along the road, when traveling from downtown.

Mr. Leibson stated that, based on this information, do whatever makes it work. He was supportive of accommodating this proposal, and would leave it to Staff to determine how to make it work.

Mr. Dong asked if the neighbors were single-family, at setbacks of 35 feet. Mr. Chesar confirmed; he was unsure, but thought that the neighbors at 7972 were concerned with the proximity to their home, and were concerned with the front yard setback.

Mr. Dong would go with a single family determination.

Mr. Leibson left the meeting, due to another commitment.

There was more discussion and the Commission agreed to define this as an Attached Single Family.

Mr. Chesar thanked the Commission and stated that Ms. Henry will need to come back, and go before the Board of Zoning Appeals for a 4 foot variance, if defined as a Single Family by Planning Commission.

### ***Chairman Michal Harbison***

Mr. Chesar announced that this would be the last meeting for Chairman Harbison, after 26 years of service. He stated how much everyone appreciated Chairman Harbison for his insights and contributions to the City of Montgomery.

Chairman Harbison stated that he was appointed in January of 1996, and was the last Planning Commissioner to be sworn in (as City Council members are). The process was then changed.

### **Council Report**

Mr. Margolis stated that he has known Mr. Harbison for at least 20 years, and was grateful for all he has accomplished in moving the City forward.

Mr. Margolis thanked the Commission for the tremendous job they have done this year – for upholding the look and feel of our community. He noted that City Council holds their words, reports and decisions as a gold standard for how our community looks.

Mr. Margolis stated that Vice-Mayor Lee Ann Bissmeyer will be taking his place in attending the Planning Commission meetings next year. She is the new Council Liaison, and will also Chair the Planning, Zoning and Landmarks Committee of Council.

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Mr. Margolis stated that the grant program for Landmarks was renewed for historic buildings. This is a matching grant for maintaining the properties because they are very costly and difficult to maintain, and keep rented, because they don't have modern floor plans.

Mr. Margolis stated that there is also a grant program for properties in the Commercial Corridor to upgrade the look of the facades. He noted that this can only be utilized when there is some new development. The hope is that it will transform the look of some of the strip centers into a more beautified building standard.

Mr. Chesar stated that Landmarks Commission was looking into some amendments to the sign guidelines, which may come soon to the Planning Commission.

Mr. Chesar stated that the next Planning Commission meeting will be January 10 – the only meeting in January, due to the holiday. Mr. Stull noted that he would not be here.

Mr. Margolis wished everyone Happy Holidays, and wished Chairman Harbison well.

Chairman Harbison stated that because this was his last meeting, he wanted to turn in his resignation. He thanked all of the Commission members, stating, "It's been a great ride!".

**Minutes**

Mr. Dong moved to approve the minutes of November 15, 2021, as submitted.

Mr. Hirotsu seconded the motion. The Commission unanimously approved the minutes.


**Adjournment**

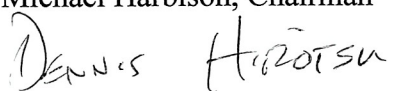
Mr. Dong moved to adjourn. Ms. Steinebrey seconded the motion.

The Commission unanimously approved. The meeting adjourned at 9:45 p.m.

  
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Karen Bouldin, Clerk

/ksb

  
\_\_\_\_\_  
Michael Harbison, Chairman

  
Dennis Hirotsu

3/21/2022  
\_\_\_\_\_  
Date