

**CITY OF MONTGOMERY
PLANNING COMMISSION REGULAR MEETING**

City Hall · 10101 Montgomery Road · Montgomery, OH 45242

August 15, 2022

PRESENT

GUESTS & RESIDENTS

Larry Kuzma
9510 Main Street, 45241

Ron Messer
Council Member
Montgomery City Council

Craig Margolis
Mayor
Montgomery City Council

Tony & Dana Pishotti
MPH Brewing
7880 Remington Rd., 45242

STAFF

Kevin Chesar
Community Development
Director

Karen Bouldin, Secretary

ALL COMMISSION MEMBERS PRESENT

Chairman Dennis Hirotsu
Vice Chairman Jim Matre
Vince Dong
Peter Fossett
Darrell Leibson
Barbara Steinebrey
Pat Stull

Call to Order

Chairman Hirotsu called the meeting to order at 7:00 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 response/attendance:

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

ABSENT: (0)

All members were present.

Guests and Residents

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

Chairman Hirotsu 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.

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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.”

Old Business

There was no old business to report.

New Business

Application from MPH Brewing requesting Final Development Site Plan approval for two accessory shed structures located in the rear yard at 7880 Remington Road.

Staff Report

Mr. Chesar reviewed the Staff Report dated August 12, 2022, “Final Development Plan Approval for Accessory Structures/Sheds for MPH Brewing at 7880 Remington Road.” He showed photos and graphics on the wide screen for all to see, to provide more understanding of the Staff Report. He stated that per regulations sheds are required to be in the rear yard and require Planning Commission site approval as the business is in the Outer Old Montgomery District/Heritage District. He noted that Landmarks Commission also reviewed and approved the architecture for the structures.

Mr. Chesar indicated that public notices had been sent out to the surrounding property owners, and he had not received any calls or emails regarding this application.

He asked for any questions from the Commission, noting that the applicant was also in attendance to answer any questions.

Mr. Stull felt this was pretty clear cut; the applicant was cleaning up, with two nice-looking sheds that complied with all of the codes. He was in favor of this application.

Mr. Dong asked if there were any lights being added for this project. Mr. Chesar stated that it has not been indicated; there is no electric.

Chairman Hirotsu asked how the original shed got there. Mr. Chesar stated that it was prior to his time. He noted that MPH opened during the COVID pandemic, and have grown successfully since that time. They had examined various options to add on to the building, as trying to fit a restaurant with a kitchen and a brewery in the building with enough storage space became very difficult. Mr. Chesar believes the original metal container never came before Planning Commission because a temporary storage shed can be an administrative approval. Mr. Chesar felt that when the pandemic hit, everyone was trying to do everything they could to accommodate businesses. Mr. Chesar stated that the City has strongly urged, through notices to the applicant, that they needed to fix the issue and that the City and applicant were working cooperatively to find a good solution.

There were no more questions from the Board.

Chairman Hirotsu asked if the applicant wished to speak.

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Tony Pishotti, owner of MPH Brewing, 7880 Remington Rd., 45242 stated that their business was doing very well. Its original use didn't require much storage, but when they became a brewery, they needed more. He stated that these sheds would help to clean up the area, and make it look much better. He asked if there were any questions.

As there were no questions from the Commission, Chairman Hirotsu asked if any guests or residents had any comments.

Larry Kuzma, 9510 Main Street, 45242 was concerned with the view of MPH, from his house. He was not thrilled with the metal shed, and was very pleased that it would be taken down. He thanked Mr. Pishotti for also cleaning the wall. Mr. Kuzma asked if there was any way that they could utilize landscaping to conceal the view of the shed, from his front door. Mr. Pishotti pointed out some trees that were along there and stated that he would look into it. Mr. Kuzma stated that he was happy that MPH was doing well, and wished him continued success.

With no more questions from guests or residents, Chairman Hirotsu asked for comments from the Commission.

Mr. Dong felt this was pretty straight forward, and was in favor of this application. He felt that it improved the area.

Mr. Leibson was a believer that when someone follows the rules and regulations, that we needed to approve the application.

Mr. Matre was in favor of this application.

Ms. Steinebrey was also in support of this, and was glad that they were doing so well.

Mr. Fossett was in favor of this, as was Mr. Stull. Mr. Stull felt it would be great if they could put up additional trees, for the neighbor, but wanted to point out that it was not required by the Commission.

Chairman Hirotsu agreed with the other members.

Mr. Leibson moved to approve the application for a Final Development Site Plan from MPH Brewing for two accessory shed structures located in the rear yard at 7880 Remington Road, as detailed in the Staff Report dated August 12, 2022, with the condition that the metal storage container be removed within one month of the installation of the new sheds.

Ms. Steinebrey seconded the motion.

The roll was called and showed the following vote:

AYE: Mr. Dong, Mr. Stull, Mr. Fossett, Ms. Steinebrey, Mr. Matre, Mr. Leibson,
Chairman Hirotsu (7)
NAY: (0)

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ABSENT:

(0)

ABSTAINED:

(0)

This motion is approved.

Staff Update

Mr. Chesar stated that our next meeting will be held on September 12, because our routinely scheduled meeting would be on September 5, a holiday. At this time, there is no meeting planned for September 19th.

Mr. Chesar gave brief updates:

- Montgomery Quarter is moving along. They are still having material sourcing issues, for the exterior of the buildings, as well as for the equipment for the restaurants. Mr. Dong asked if there would be a grand opening, and Mr. Chesar stated that originally a celebration was planned for this fall, but due to the material sourcing and logistical delays, the grand opening celebration will most likely be moved to spring when the restaurants will be open. He stated Fifth Third may open within the next couple of weeks and staff is still working on wayfinding / signage for this area an Old Montgomery, based on the new code regulations.
- Sycamore High School hopes to be ready by the second home game. They removed some landscaping because of the need to relocate a water line and some utilities. They are now working on replacing the landscaping.
- Twin Lakes has made some acquisitions, and they are concentrating their resources in other areas, so their project across the street is temporarily on hold.
- Vintage Club has condominiums being built, along with the commercial structure in the front.
- Diamonds Rock also had sourcing issues, but hopes to be open by the end of the month.
- Mr. Chesar stated that he is preparing a presentation of the Comprehensive Plan. It may not be until late October or early November until the details will be explained to this Commission.

Council Report

Mayor Margolis thanked the Commission for their superb work.

He talked about the project with the Farmer's Market, noting that the developer plans to populate the apartments in the spring of 2023. They were also dealing with the issue of supply.

Mr. Stull asked about the roundabout on Deerfield Road. Mayor Margolis stated that Duke has held things up; they relocated a gas line, and now Altafiber is working on cable. The City has

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not even started yet. Mr. Stull stated that it was a terribly frustrating experience. Mayor Margolis stated that unfortunately, we have no control in that situation.

Mr. Messer stated that we had a celebration last Friday for winning the top Workplace Award, for the City. He noted that Montgomery has won this award for the fourth year, in a row. He pointed out that we were the only city that has won it, four years in a row. He applauded our employees, our volunteers, residents. He noted that we were the only city to even be on the list.

Mayor Margolis stated that *The Enquirer* contracts with a company out of California. It is a bottom-up approach, where employees vote, and it covers the greater Cincinnati area.

Minutes

Mr. Dong moved to approve the minutes of April 18, 2022, as amended.

Ms. Steinebrey seconded the motion. The Commission unanimously approved the minutes.

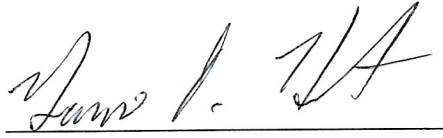
Adjournment

Mr. Fossett moved to adjourn. Mr. Leibson seconded the motion.

The Commission unanimously approved. The meeting adjourned at 7:40 p.m.



Karen Bouldin, Clerk

 8/15/2022

Dennis Hirotsu, Chairman Date

/ksb