

**CITY OF MONTGOMERY
PLANNING COMMISSION REGULAR MEETING**

CITY HALL • 10101 MONTGOMERY ROAD • MONTGOMERY, OH 45242

March 20, 2023

PRESENT

GUESTS & RESIDENTS

Ray Baker
8731 Tiburon Dr., 45249

LeeAnn Bissmeyer
Vice Mayor
Montgomery City Council

Ann Hayden
Director of Construction
Bethesda North Hospital
10500 Montgomery Rd, 45242

Ann Henry
James Sykes
7960 Remington Rd., 45242

Deborah Harris, 8020
Remington Rd, Montgomery,
OH 45242

Ted Huster
Project Manager
GBBN Architects
332 East 8th Street
Cincinnati, OH 45202

Charlie Jahnigen
Vice President
SHP
312 Plum Street, Suite 700
Cincinnati, OH 45202

Alex Schneider
7972 Remington Rd., 45242

Beth Weber
Treasurer
Sycamore Community Schools
5959 Hagewa Drive
Blue Ash, OH 45242

Brad Lovell
Director of Business
Operations
Sycamore Community Schools
5959 Hagewa Drive
Blue Ash, OH 45242

STAFF

Tracy Henao
Assistant City Manager

Kevin Chesar
Community Development Director

Karen Bouldin, Secretary

ALL COMMISSION MEMBERS PRESENT
Chairman Dennis Hirotsu
Barbara Steinebrey, Vice Chairman
Vince Dong
Peter Fossett
Barbara Steinebrey
Pat Stull

MEMBERS NOT PRESENT
Darrell Leibson

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. Dong, Chairman Hirotsu (5)

ABSENT: Mr. Leibson (1)

Planning Commission Meeting

March 20, 2023

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. 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 - 1

Application from Jim Sykes and Ann Henry for Final Development Plan approval for an attached single-family structure at 7960 Remington Road.

Staff Report

Mr. Chesar reviewed the Staff Report dated March 20, "Final Development Plan for Single-Family Attached Residential Development at 7960 Remington Road." He showed drawings on the wide screen for all to see, to provide more understanding of the Staff Report.

Mr. Chesar indicated that one neighbor phoned to inquire about the overall project and what it entailed. Another neighbor phoned in, with questions about single family lots being split into more than one single family; they were in a differently zoned neighborhood. Mr. Chesar received an phone call with a comment in support of this application.

Mr. Chesar asked for any questions, noting that the applicants were also in attendance.

Mr. Fossett asked if the rear property line was being extended. Mr. Chesar noted that there are currently two different parcels. The rear property was essentially land-locked. They could do a lot combination and then a split, but they can also accomplish that through a replat, as well, where they combine the front and the rear, and then split it down the middle.

Mr. Fossett asked if the applicants were the current owners. Mr. Chesar confirmed.

Mr. Stull felt this was very clear, and that they have done everything they needed to do to make this happen.

Mr. Dong felt this was pretty much the same as it was one year ago.

Chairman Hirotsu asked about the right-of-way. Mr. Chesar stated that there was a parking restriction within 25 feet of the right-of-way (in front of the building). Staff is encouraging / reminding the applicant to be cognizant of where parking is permitted, and not permitted.

Planning Commission Meeting

March 20, 2023

Chairman Hirotsu asked if the applicant wished to speak.

Anny Henry, 7960 Remington Rd., Montgomery, OH 45242 stated that is has been quite a journey to get to this point, and they learned many things about their property line; she apologized for the delay.

She stated that her neighbor, Alex Schneider, was also in attendance. She stated that they could not determine where the property line was between their two properties because it was created in 1927 when the original city limits were established, and it was not clear. They discussed it, and came to a mutual agreement / decision on where the property line would be. She also thanked the city staff – for their understanding and patience and help.

Mr. Stull asked Mr. Chesar about the conditions on page 4 of the Staff Report, if they were additional requirements or suggestions. Mr. Chesar stated:

- 1) The applicant will have to meet the final engineering requirements when they actually get the building permit.
- 2) The 20 foot side pull-out areas for the garages being reviewed and approved by Staff is a suggestion.
- 3) It is required by the code that no accessory parking is permitted within 25 feet of the right-of-way.

There were no more questions from the Commission.

Chairman Hirotsu asked if any guests or residents had comments.

Alex Schneider, 7972 Remington Rd., Montgomery, OH 45242 stated that he was in favor of this application.

Deborah Harris, 8020 Remington Rd, Montgomery, OH 45242, stated that she lived on the other side of this home. She noted that there was protection at 8010 Remington, as far as the grounds, on their side, but on her side, there is nothing. And they really can't do any yardwork or anything close to that, because there is no real protection – no way to keep the ground, yard or anything on that side. There were trees. She cut down one, and they cut down others, but there were bushes there, but she wants to put in another tree. She wants to be sure that her property is protected. Mr. Chesar determined that Ms. Harris is 4 lots away from the applicant, and had thought that she was next door. It was a misunderstanding of this application and the location of their property; Ms. Harris left.

There were no more comments from guests or residents.

Mr. Dong made a motion to approve an application from Jim Sykes and Ann Henry for a Final Development Plan for an attached single-family structure at 7960 Remington Road, as detailed in the Staff Report dated March 20, 2022 (correction: should read March 20, 2023).

Planning Commission Meeting

March 20, 2023

Mr. Fossett seconded the motion.

The roll was called and showed the following vote:

<i>AYE: Mr. Stull, Mr. Fossett, Ms. Steinebrey, Mr. Dong, Chairman Hirotsu</i>	<i>(5)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT: Mr. Leibson</i>	<i>(1)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

This motion is approved.

New Business – 2

An application from SHP, on behalf of Sycamore Community Schools, for Final Development Plan approval for modifications to the existing High School for construction of a 3,861 square foot Natatorium (swimming pool) addition at 7400 Cornell Road.

Staff Report

Mr. Chesar reviewed the Staff Report dated March 20, 2023, “Final Development Plan Approval for Natatorium at Sycamore High School at 7400 Cornell Road.” He showed drawings on the wide screen for all to see, to provide more understanding of the Staff Report. He indicated that there had been no calls or emails received regarding this application. Mr. Chesar asked for questions from the Commission, noting that the applicant was also present.

Mr. Fossett asked if the school recently caught on fire.

Chairman Hirotsu asked if the applicant wished to speak, and address the question.

Charlie Jahnigen, Vice President, SHP, 312 Plum Street, Suite 700, Cincinnati, OH 45202 stated that he was the architect on this project, and the applicant. He stated that this scope was only increasing the area of Sycamore High School by 1.1% - not a substantial addition, when you look at a 330 plus, square foot building.

Mr. Jahnigen stated that they have an early demolition permit, and last Tuesday, the demolition crew was cutting steel, sparks flew onto a piece of insulation and caught fire. It was put out with several fire extinguishers; however it made lots of black smoke. Within 30 to 40 minutes, it was all under control. No one was injured, no students were even in the building, as this had taken place after school had dismissed. There was internal smoke damage, and school was cancelled for 2 days, but other than that, it has not affected construction.

Mr. Jahnigen noted, and was very appreciative that a large majority of this was being funded via a private donation from some Montgomery residents.

Beth Weber, Treasurer, Sycamore Community Schools, 5959 Hagewa Drive, Blue Ash, OH 45242 thanked the City’s first responders who helped to quickly contain the fire from last week.

Chairman Hirotsu asked if there were any questions from the Commission.

Planning Commission Meeting

March 20, 2023

Mr. Dong asked what was previously in the place that they were expanding into.

Brad Lovell, Director of Business Operations Sycamore Community Schools

5959 Hagewa Drive, Blue Ash, OH 45242 stated that there was an entry canopy and an ADA ramp, and a small bit of landscaping. The building will grow and we will include an ADA ramp, but no canopy.

Mr. Dong asked if they will be replacing the landscaping. Mr. Lovell stated that they will not, because it is pavement, then the ramp and the building. The landscaping will be integrated into the scope.

Mr. Dong asked if there would be additional lighting with this project. Mr. Lovell stated that it does not have any additional exterior lighting.

Mr. Dong asked if there would be any signage associated with this expansion. Mr. Lovell stated that there will be an aviator sign that will come before the Commission later.

Mr. Fossett asked what will go on inside this – are they redoing the entire pool and the spectator section? Mr. Lovell confirmed, showing all attendees the drawing on the wide screen. He showed the new pool with 8 lanes, noting that the previous pool had 6 lanes, since inception in 1972. They are actually rotating it, and moving it a bit east, while trying not to undermine the existing building and foundation. There will also be a substantial increase in spectator seating, from 100 to 400 seats. This was the goal of the primary donor. There will also be fixed seats. The pool will be 25 meters.

Chairman Hirotsu asked if they were increasing the handicap parking. Mr. Lovell showed all on a diagram on the wide screen the location of the handicap parking, which is near the new front door. There will also be handicap curb cuts. He was not sure if it was the same number of handicap spaces or more, but pointed out that they were much closer to the door than they used to be. Also the two drop-offs will allow for a higher amount of car drop-off and pick-up.

Ms. Steinebrey felt that this is a wonderful addition. Mr. Lovell stated that the man donor was very passionate about swimming – he is a life-long swimmer, and his children are swimmers.

Mr. Fossett asked if there will be diving boards. Mr. Lovell confirmed. The pool will be 6 feet deep, on the shallow side (for water polo), and goes to 12 feet deep, for diving.

There were no more questions from the Commission.

Chairman Hirotsu asked if any guests or residents had comments. There were none.

Mr. Dong made a motion to approve an application from SHP, on behalf of Sycamore Community Schools, for Final Development Plan approval for modifications to the existing

Planning Commission Meeting

March 20, 2023

High School for construction of a 3,861 square foot Natatorium (swimming pool) addition at 7400 Cornell Road, as detailed in the Staff Report dated March 20, 2023.

Ms. Steinebrey seconded the motion.

The roll was called and showed the following vote:

<i>AYE: Mr. Fossett, Ms. Steinebrey, Mr. Dong, Mr. Stull, Chairman Hirotsu</i>	<i>(5)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT: Mr. Leibson</i>	<i>(1)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

This motion is approved.

New Business -3

An application for Final Development Site Plan approval to allow an addition of approximately 4,470 square feet for the Hospital Main Entry, and also for associated minor parking enhancements, concourse renovation, and Emergency Department exterior enhancements at Bethesda North Hospital campus, located at 10500 Montgomery Road.

Staff Report

Mr. Chesar reviewed the Staff Report dated March 20, 2023, “Application for Final Development Site Plan at Bethesda North Hospital – New Main Entry Addition / Emergency Department Exterior Enhancements and Minor Parking Adjustments, 10500 Montgomery, Road.”

He showed images of what the applicant was proposing on the wide screen for all to see, to provide more understanding of the Staff Report.

Mr. Chesar asked for any questions from the Commission.

Mr. Stull asked if there were any concerns from the public about the lighting. Mr. Chesar stated he had not received any comments, and all residents within 300 feet of the exterior property line of the hospital had been notified of this application.

Chairman Hirotsu asked if the applicant wished to speak.

Ted Huster, Project Manager, GBBN Architects, 332 East 8th Street, Cincinnati, OH 45202 stated that they were compliant in all aspects of the project, and had tried to address any concerns from Mr. Chesar as quickly as possible. He cited several examples of this. He noted that this project goal was to enhance patient experience and arrival. He noted one correction on the Staff Report: that the entry will not be metal panel, it will be the same terra cotta tile that will be on Emergency Department, but the aesthetics will be the same.

Amy Hayden, Director of Construction, TriHealth, 10500 Montgomery Road, Montgomery, OH 45242, thanked Staff and the Commission for their help.

Planning Commission Meeting

March 20, 2023

Mr. Dong noted at previous TriHealth approvals in the past, there had been outstanding issues that the applicant was going to complete. He asked if all had been accomplished. Ms. Hayden confirmed, and stated there were even more.

Mr. Huster stated that there were some existing, original light fixtures at the Thomas Center that were to be replaced (and they were). And Duke’s industrial lights were replaced by TriHealth, and additional shrouds were included.

Mr. Dong stated there were a lot of noise complaints when the initial construction started, about them starting too early. He asked if that had been rectified. Ms. Hayden confirmed.

Ms. Steinebrey asked how the additional floor was coming along. Ms. Hayden stated that windows were in, internal walls were being put up, and they were due to be completed by the end of the year. She also pointed out that the helipad is back in its original and permanent location.

Chairman Hirotsu asked if this was the end of this phase, or if there was more coming. Ms. Hayden stated that this was Phase 4 for the front entry and building addition. She stated that she was not aware of anything proposed, at this time.

There were no more questions from the Commission.

Chairman Hirotsu asked if any guests or residents had comments. There were none.

Mr. Dong made a motion to approve an application for a Final Development Site Plan to allow an addition of approximately 4,470 square feet for the Hospital Main Entry, and also for associated minor parking enhancements, concourse renovation, and Emergency Department exterior enhancements at Bethesda North Hospital campus, located at 10500 Montgomery Road, as detailed in the Staff Report dated March 20, 2023.

Mr. Stull seconded the motion.

The roll was called and showed the following vote:

<i>AYE: Ms. Steinebrey, Mr. Dong, Mr. Stull, Mr. Fossett, Chairman Hirotsu</i>	<i>(5)</i>
<i>NAY:</i>	<i>(0)</i>
<i>ABSENT: Mr. Leibson</i>	<i>(1)</i>
<i>ABSTAINED:</i>	<i>(0)</i>

This motion is approved.

Staff Update

Mr. Chesar stated that there were currently no agenda items for the April 3 Planning Commission meeting.

He asked members if they would be interested in changing the start time for future Planning Commission meetings to 6:00pm, from the current time of 7:00pm. Mr. Stull felt it would be close for him, as he worked full-time, but he would try it and see how it goes. Mr. Dong was ok

Planning Commission Meeting

March 20, 2023

with 6:00pm, 6:30pm or 7pm. Mr. Hirotsu preferred the earlier time. Mr. Fossett and Ms. Steinebrey were flexible. Mr. Chesar stated that he would check with Mr. Leibson.

Chairman Hirotsu stated that after getting Mr. Leibson’s preferences, they could then vote on the time at an upcoming meeting.

Mr. Stull asked about the completion time for the roundabout construction on Deerfield Road. Mr. Chesar stated that they were waiting on utilities, and it was up to Duke Electric. He will look into this, and see if he can find more information.

Council Report

Ms. Bissmeyer noted that another session of the Montgomery Citizens Leadership Academy (MCLA) had just wrapped up last Thursday.

Minutes

There were no minutes to approve at this meeting. The minutes of the Special Meeting on March 13, 2023 will be approved at the next Planning Commission meeting.

Adjournment

Mr. Dong moved to adjourn. Mr. Fossett seconded the motion. The Commission unanimously approved. The meeting adjourned at 7:50 p.m.

Karen Bouldin
Karen Bouldin, Clerk

Dennis Hirotsu 7/17/2023
Dennis Hirotsu, Chairman Date

/ksb