



**CITY OF MONTGOMERY**  
10101 Montgomery Road • Montgomery, Ohio 45242  
• (513) 891-2424 • Fax (513) 891-2498

Public Hearing Agenda  
September 1, 2021  
Montgomery City Hall  
10101 Montgomery Road

6:30 P.M.

1. Call to Order
2. Roll Call
3. Guests and Residents
4. Old Business
5. New Business
  - a. A request from Twin Lakes for the establishment of a Planned Development overlay district. As part of the request, the applicant is proposing to construct 30 multi-family units in three 'flats' style buildings with a community room and amenity space for residents of Twin Lakes Senior Living Community.
6. Other Business
7. Adjournment

August 27, 2021

TO: Brian K Riblet, City Manager

FROM: Tracy Henao, Assistant City Manager / Acting Com. Dev. Director *JMH*

SUBJECT: Forward Request for an Application for a Planned Development Overlay

### Request

It is requested that City Council hold a public hearing to consider a request from Twin Lakes for the establishment of a Planned Development (PD) overlay district. As part of the PD request, the applicant is requesting approval of the General Development Plan and the List of Conditions and Exceptions. The applicant is proposing to construct 30 multi-family units in three 'flats' style buildings with a community room and amenity space for residents of Twin Lakes Senior Living Community.

### Background

The subject property is approximately 3.83 acres and lies at the intersection of Schoolhouse Lane and Montgomery Road. Schoolhouse Lane was recently extended to the corporation line to provide access to the subject property as well as the new subdivision, Meadows at Peterloon, in the Village of Indian Hill. This property abuts commercially zoned property to the south, and the City has continually experienced pressure to develop the property for commercial purposes due to the proximity to commercial uses, the high traffic counts on Montgomery Road and Montgomery Road's status as a principal urban arterial route in the region. The City has continually supported maintaining this property as a residential use, as evidenced by the Comprehensive Community Plan and the City's investment in a landscape median to preserve the residential character of the area. Recently, the property between Schoolhouse Lane and Radabaugh Drive has seen significant investment with the development of The Villas of Montgomery and the villa homes for Twin Lakes, which has solidified the residential character of this section of Montgomery Road.

The applicant is proposing to maintain the existing underlying zoning of 'D-3' - Multi-family; however, is requesting the creation of a PD Overlay that would allow for a slight increase in density, but more importantly flexibility in design in order to create a unique development. Twin Lakes is proposing a different product type than the villa homes located just north of the subject property. The product type

is a 'flats' style buildings that would provide a transition from the higher intensity commercial uses to the south and the lower intensity development pattern to the north. Twin Lakes would maintain ownership of the parcel and the units would be utilized for independent living. All units would have two parking spaces in the underground parking garages provided for each building in compliance with the Zoning Code. Additional guest parking of 14 spaces would be provided on-site. The setback from Schoolhouse Lane would be significantly larger than the minimum thus allowing the creation of outdoor amenity areas between the buildings and Schoolhouse Lane. The applicant is proposing to create a 'park-like' setting for these amenity areas. The applicant has provided a proposed List of Conditions and Exceptions.

### **Planning Commission Recommendation**

The applicant previously submitted a General Development Plan and a request for a Planned Development Overlay District in April of 2020; however, the Planning Commission tabled that request due to concerns primarily surrounding the setback from Montgomery Road and Schoolhouse Lane needed to make the 'townhome' style product successful on the site.

The Planning Commission met on May 3, 2021 for a concept plan discussion on the project. Twin Lakes presented several plans for 'flats' style buildings on the property. The various plans were discussed, and the Planning Commission provided feedback on the plans. After the meeting, the feedback was brought back to the leadership team of Twin Lakes and incorporated into the plans.

The Planning Commission considered the application a Planned Development (PD) overlay, the General Development Plan and the List of Conditions and Exceptions at their meeting on July 19, 2021. After hearing testimony and discussing the application, the Planning Commission voted unanimously to recommend approval of the establishment of a PD and to approve the General Development Plan and the List of Conditions and Exceptions with the following conditions:

1. A Final Development Site Plan in compliance with the approved General Development Plan be reviewed and approved by the Planning Commission prior to issuance of any permits.
2. Building B will be setback 50' from Montgomery Road.
3. Access to the site shall be from the boulevard entrance off Schoolhouse Lane with no new curb cuts on Montgomery Road, as shown on the General Development Plan dated July 7, 2021.
4. An exception be made in the List of Conditions and Exceptions to allow for the width of the access drives off Schoolhouse Lane to be a maximum of 16' in width in compliance with the General Development Plan dated July 7, 2021.

## Recommendation

The project is a significant development that, if approved, will allow for the construction of 30 independent living units in three 'flats' style buildings. Staff believes that a multi-family development could be very successful in this location and is in line with the Comprehensive Community Plan. Staff believes that the multi-family project provides a nice transition from more intense uses to the south and a less intense development pattern to the north. The proposed project will keep the area residential in the future while providing for quality, diverse housing and ensuring that this section of Montgomery Road remains desirable and economically viable.

Staff is appreciative of the fact that the project is accessed off Schoolhouse Lane, thus requiring no new curb cuts on Montgomery Road. The proposed site layout provides for good internal circulation and better access management along Montgomery Road than if a new curb cut was required. Staff is also appreciative of the internal pedestrian connectivity being provided, including a sidewalk connecting the development to the existing walking path to the rear of the project. Therefore, Staff is in support of the recommendation of the Planning Commission with the conditions imposed by the Planning Commission.

PLANNING COMMISSION

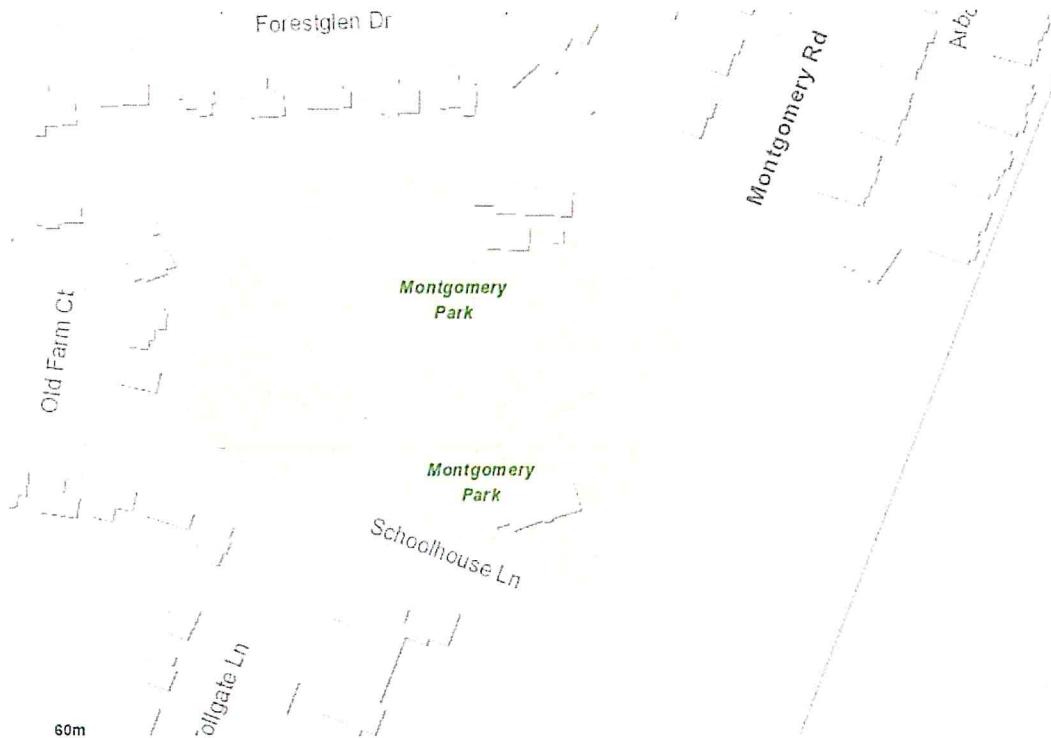
Concept Plan Discussion  
Multi-Family Residential Planned Development  
10120 Montgomery Road

April 30, 2020

**Applicant:** Twin Lakes  
6279 Tri-Ridge Blvd, Ste. 320  
Loveland, OH 45140

**Property Owner(s):** Same as above

**Vicinity Map:**



**Zoning:**

The property is zoned 'D-3' - Multi-Family Residential. Single family homes, two-family homes, multi-family homes and 'cluster' developments are permitted uses within the district.

The property to the north is zoned 'D-2' – Multi-Family Residential. The property is also owned by Twin Lakes and used for Villa Homes. The property to the south is zoned 'LB' – Limited Business and is used for First Financial Bank. The property to the east is located in the Village of Indian Hill and zoned for large lot residential. A new subdivision was recently approved on this property and is scheduled to begin construction in spring. The property to the west across Montgomery Road is zoned 'A' – Single Family Residential and used for Montgomery City Hall and Montgomery Park.

### **Nature of Request:**

The applicant is requesting discussion of multiple layouts for a multi-family residential Planned Development (PD) that would consist of approximately 28-30 units and a clubhouse for residents of Twin Lakes Senior Living Community. The access to the proposed homes will be from a private drive off Schoolhouse Lane.

The applicant previously submitted a General Development Plan and a request for a Planned Development Overlay District in April of 2020; however, this request was tabled due concerns primarily surrounding the setback from Montgomery Road and Schoolhouse Lane needed to make the 'townhome' style product successful on the site.

### **Findings:**

1. The property is approximately 3.83 acres. Excluding right-of-way, the total net acreage is approximately 3.4 acres.
2. The applicant has provided several different layouts for discussion; however, the overall concept would be for multi-family buildings with underground parking in three buildings. In some scenarios, the clubhouse is a stand along building, while in others it is included in one of the buildings.
3. Chapter 151.1305(b) states that the residential density of the Planned Development should not exceed 150% of the residential density requirements of the underlying zoning district. The permitted density in the 'D-3' District is 6 dwelling units per acre. Therefore, if a PD Overlay were established, the density could be a maximum of 9 units per acre. The applicant is proposing a density of approximately 8.2 to 8.8 units per acre.
4. Chapter 151.1305(c) states that PD site plans should demonstrate a minimum of 20% of gross land area as open space. Required perimeter setbacks are excluded from being counted as required open space and the section also states that no more than 50% of the open space may be designated for storm water detention or retention basins. As the plans are only concept plans, the

percentage of open space has not been calculated; however, the applicant has stated that the 20% open space requirement would be met.

5. As the plans are only concept plans, the setbacks, distance between buildings, etc. are not shown; however, the applicant is aware of the requirements.
6. Most of the concept plans show one curb cut off the Schoolhouse Lane extension to serve the development; however, one of the plans shows two curb cuts to serve the development.

### Staff Comments:

The subject property lies at the intersection at Schoolhouse Lane and Montgomery Road. Schoolhouse Lane was recently extended to the corporation line to provide access to the subject property as well as to a future single-family subdivision in Indian Hill. The applicant is proposing to maintain the existing underlying zoning of 'D-3' - Multi-family; however, is proposing the creation of a PD Overlay that would allow for a slight increase in density, but more importantly some flexibility in design to create a unique development. Twin Lakes is proposing a different product type than the villa homes located just north of the subject property and has revised the concept from a 'townhome' style product that was proposed in April of 2020 to a 'flats' style product due to concerns about the setback to Montgomery Road and Schoolhouse Lane and due to market research that showed the target market's desire to have one floor living. Staff believes this product would provide a transition from the higher intensity commercial uses to the south and the lower intensity development pattern to the north.

Staff is appreciative of the fact that the project is accessed off Schoolhouse Lane, thus requiring no new curb cuts on Montgomery Road. The proposed site layout provides for good internal circulation and better access management along Montgomery Road than if a new curb cut was required.

The applicant is requesting feedback on the various concept plans from the Planning Commission. No vote is required at this time.

## Tracy Henao

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**From:** Homer, Jon <Jon.Homer@lec.org>  
**Sent:** Monday, April 26, 2021 2:16 PM  
**To:** Tracy Henao  
**Subject:** Planning Commission Proof of Concept Letter and attachment  
**Attachments:** 15K025-001 SHL Condo A B B1 D1\_11x17\_60sc\_210422.pdf

Tracy,

Please see the following request to Planning Commission along with the attached exhibit to request time on the agenda or the May 3<sup>rd</sup> Planning Commission meeting. Let me know if this will suffice or if you need anything else.

Thanks.

Dear Planning Commission:

We, Twin Lakes, would like to request a "Proof of Concept" meeting to be on the agenda for the May 3<sup>rd</sup>, 2021 Planning Commission meeting. We would like to review several site designs that Twin Lakes leadership has vetted to get thoughts and feedback.

### Background

Twin Lakes currently has a General Development plan submitted and tabled with Planning Commission. That application proposed construction of 25 new "Townhome" units. Feedback on certain setbacks from Planning Commission, along with the desire of our target market to have one floor living has resulted in a re-thinking of the product type and design on the sight. These market forces are leading us in the design of a different product.

### Nature of Discussion

Twin Lakes would like to discuss and receive feedback on the submitted designs for this approximately 3.4 acre site. We anticipate submitting a Planned Development (PD) overlay zoning with feedback received. The number of units will be 28-30 units depending on the layout chosen. The amenity package will depend on the final design direction chosen. Twin Lakes would anticipate meeting or exceeding any and all requirements under this classification.

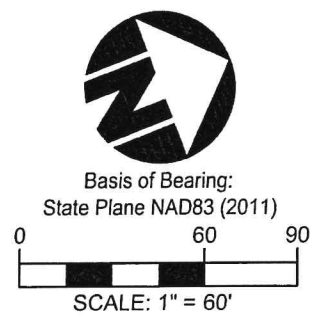
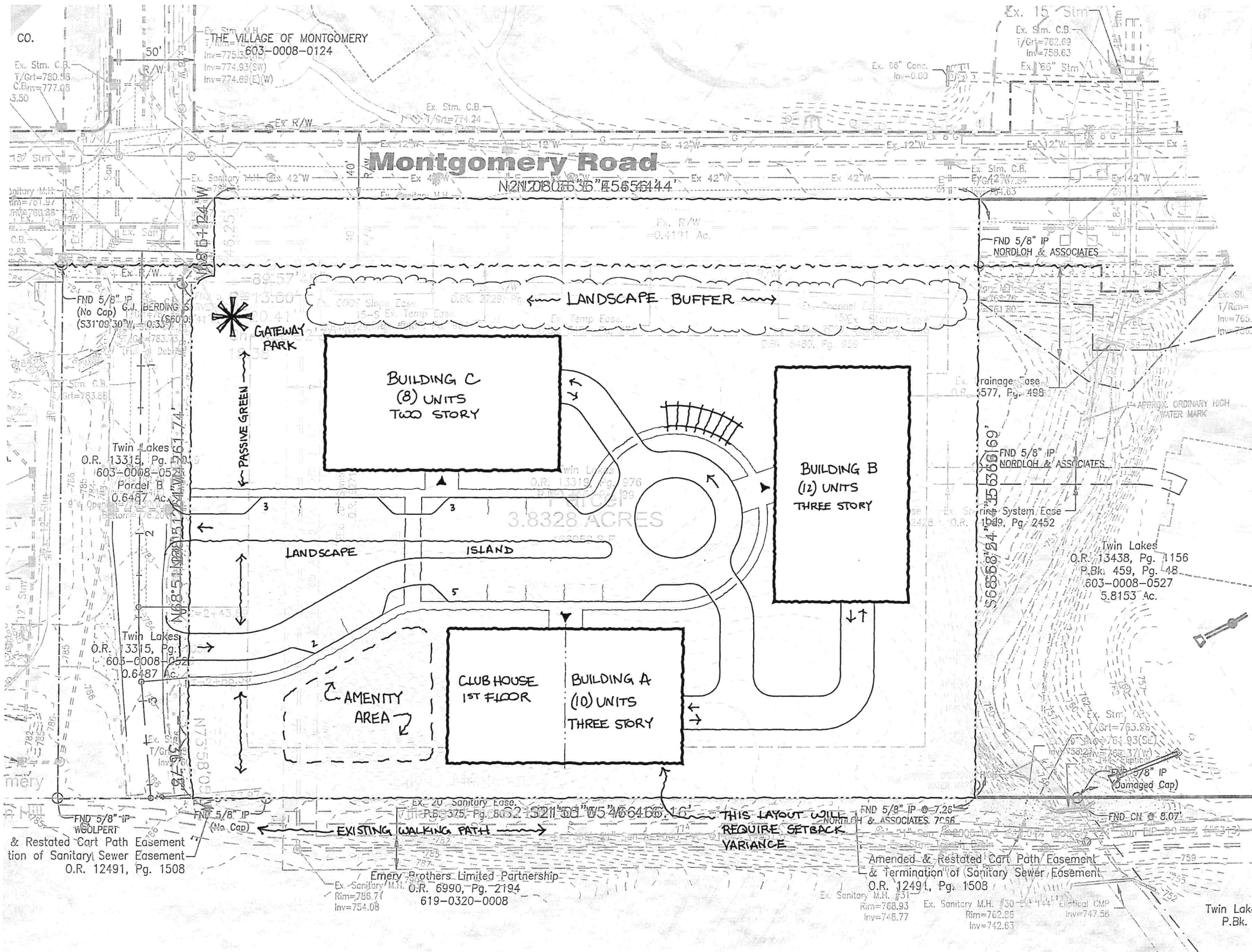
Thank you in advance for your consideration.

Jon

Jon H Homer | Director Business Development | Life Enriching Communities  
6279 Tri-Ridge Blvd. Suite 320 | Loveland, Ohio 45140  
(W) 513.719.3507 | (M) 513.722.6393

*The foregoing message is intended only for the use of the person or organization to whom/which it is addressed, and it may contain information that is privileged, confidential or protected by federal or state law. If you believe this message has been sent to you in error, do not read it. Please reply to [Jon.Homer@lec.org](mailto:Jon.Homer@lec.org) that you have received this message in error, and then delete it.*





**bayer becker**

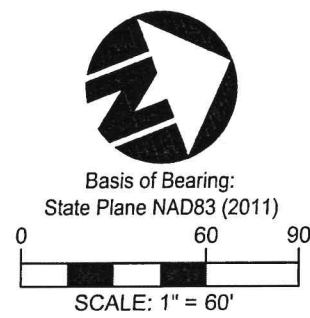
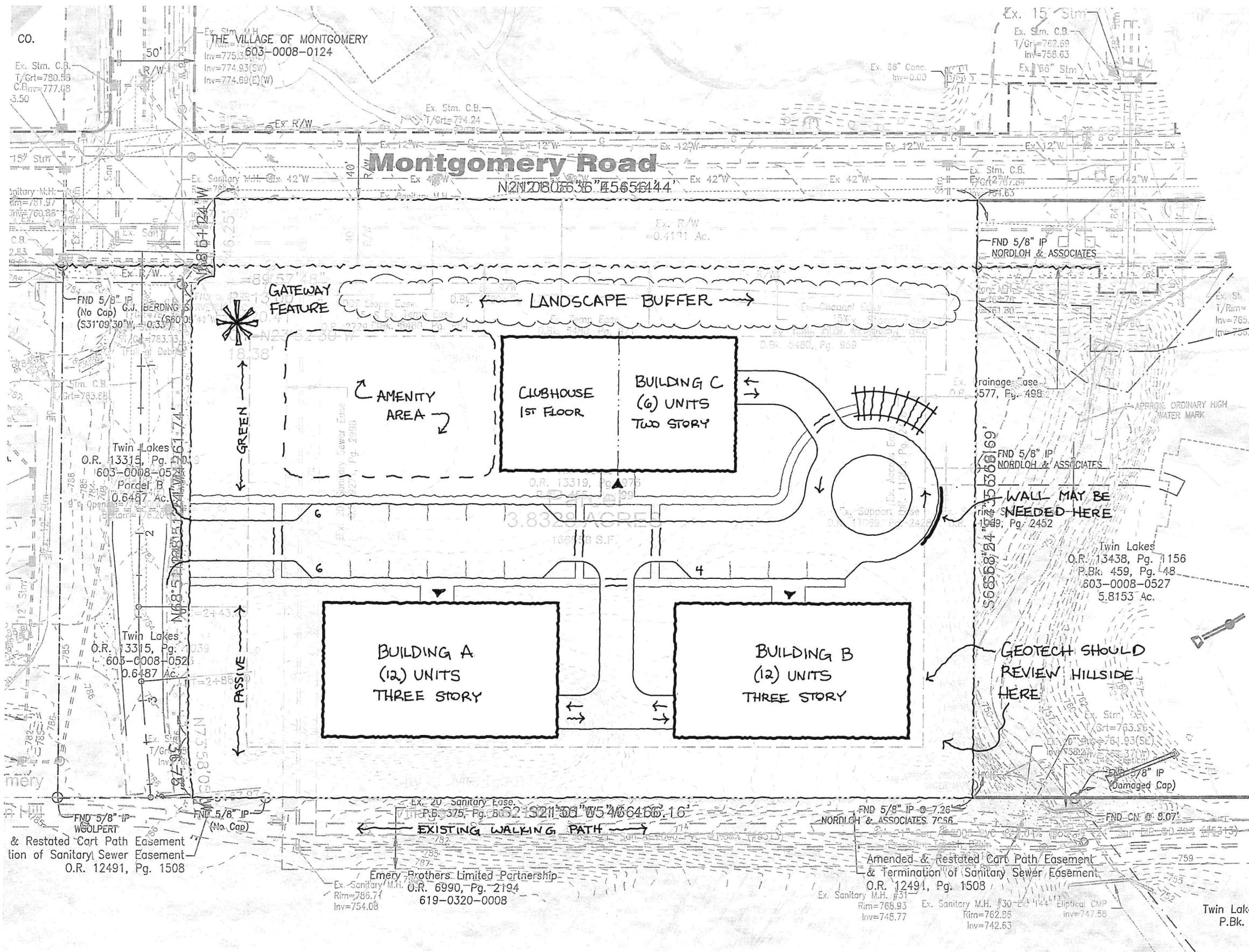
www.bayerbecker.com  
1404 Race Street, Suite 204  
Cincinnati, OH 45202 - 513.834.6151

**TWIN LAKES IL - NORTH CAMPUS**  
SECTION 4, TOWN 4, E. RANGE 1  
MONTGOMERY ROAD  
CITY OF MONTGOMERY  
HAMILTON COUNTY, OHIO

CONCEPT PLAN A

Drawing:	15K025-001 PL
Scale:	1" = 60'
Drawn by:	AJB
Checked by:	
Issue Date:	

A



**bayer becker**

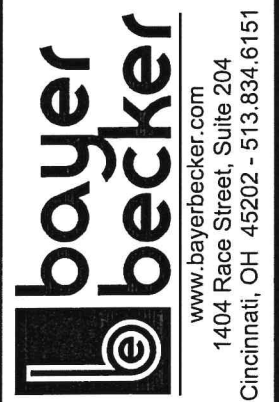
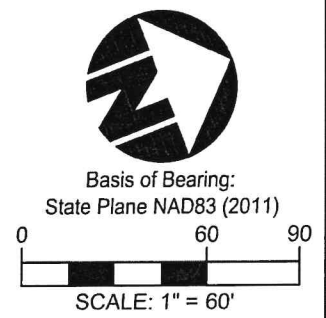
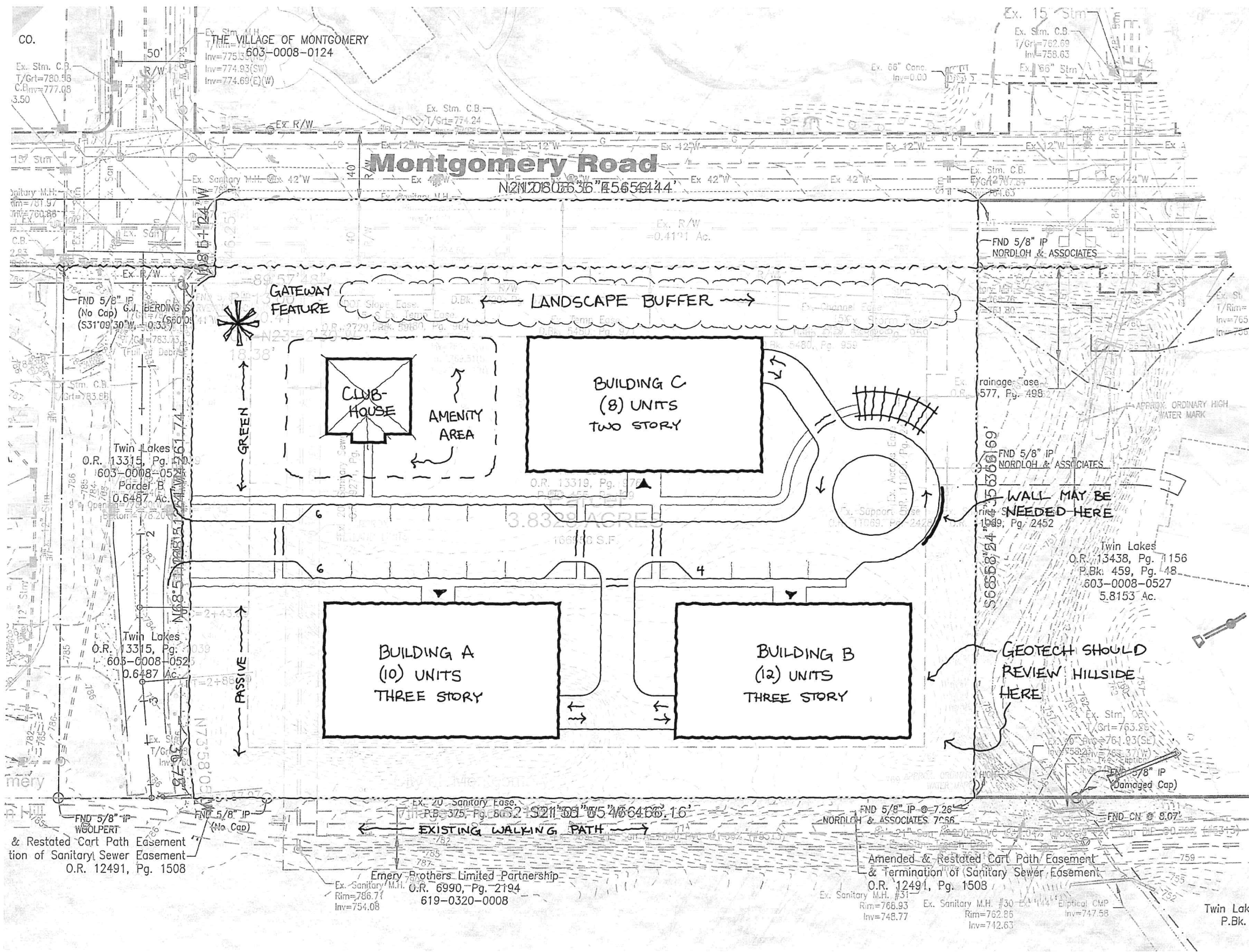
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**TWIN LAKES IL - NORTH CAMPUS**  
SECTION 4, TOWN 4, E. RANGE 1  
MONTGOMERY ROAD  
CITY OF MONTGOMERY  
HAMILTON COUNTY, OHIO

CONCEPT PLAN B

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Drawn by:	AJB
Checked by:	
Issue Date:	

B

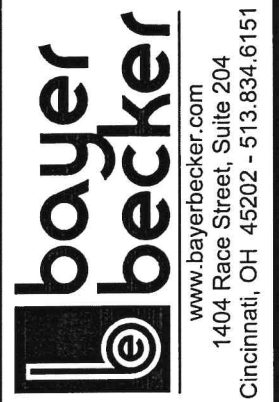
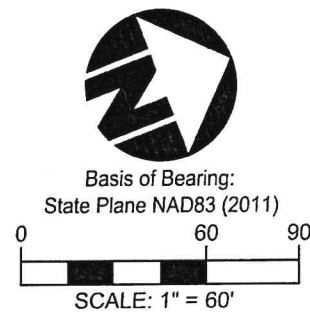
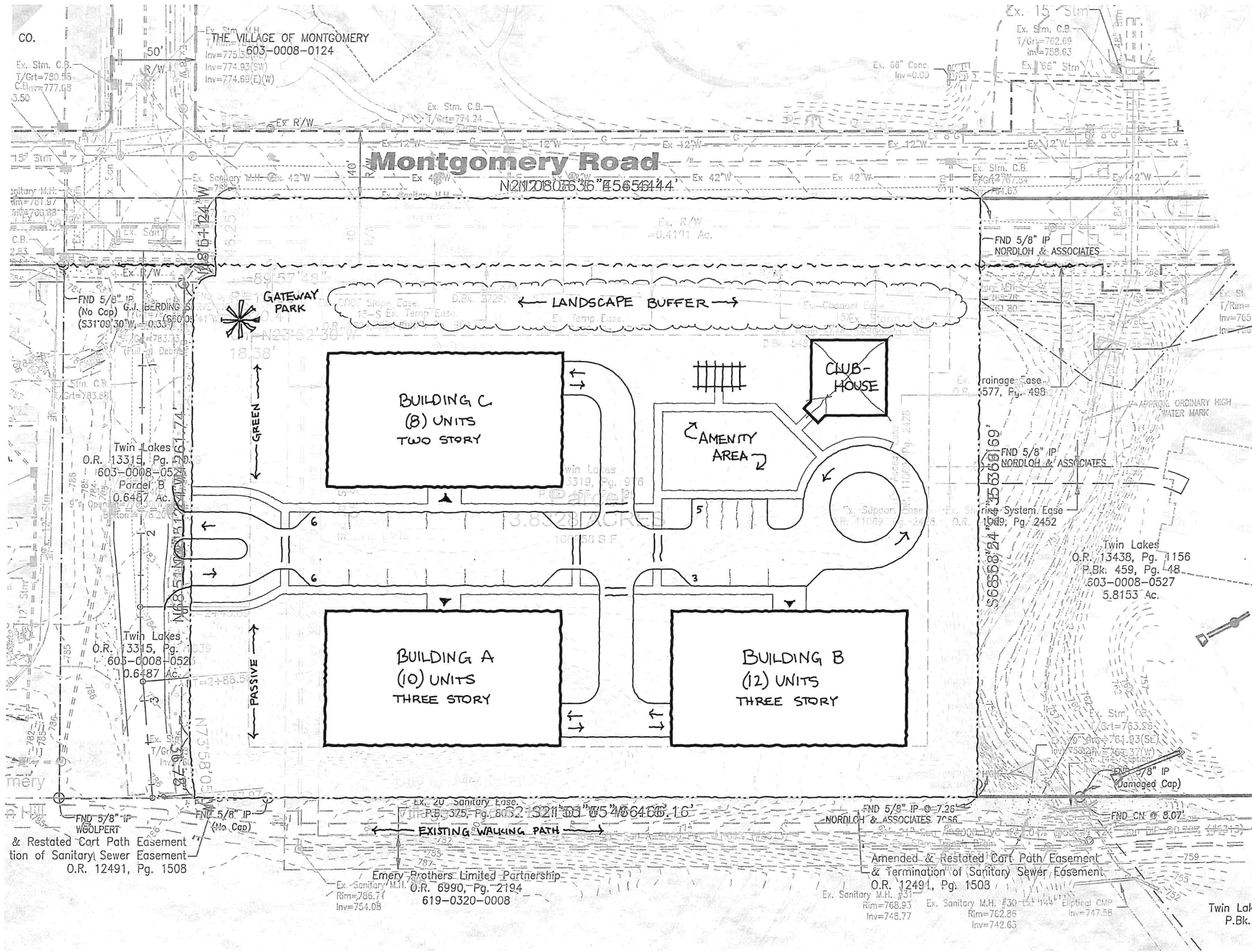


**TWIN LAKES IL - NORTH CAMPUS**  
SECTION 4, TOWN 4, E. RANGE 1  
MONTGOMERY ROAD  
CITY OF MONTGOMERY  
HAMILTON COUNTY, OHIO

CONCEPT PLAN B1

Drawing:	15K025-001 PL
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Checked By:	
Issue Date:	

B1

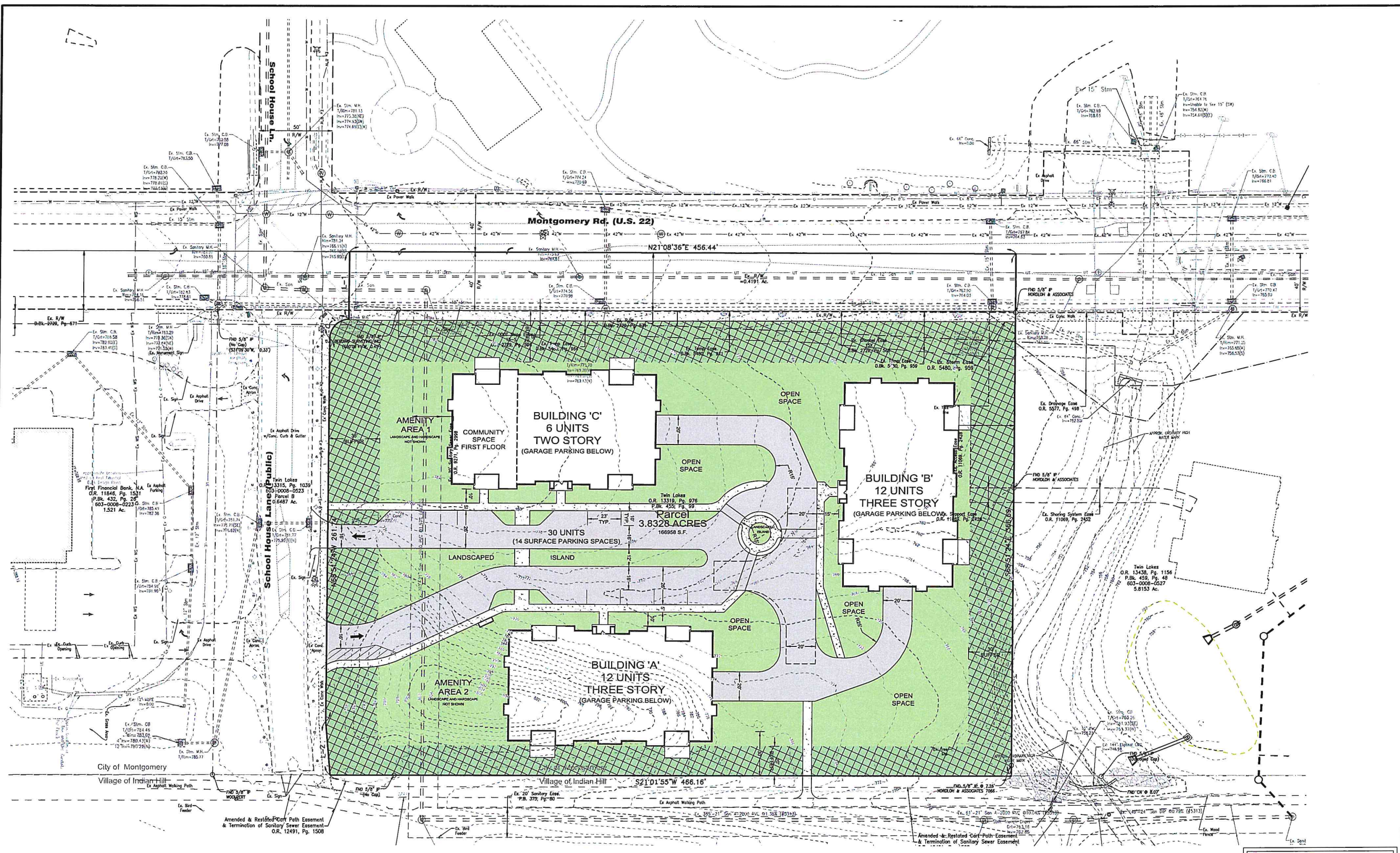


**TWIN LAKES IL - NORTH CAMPUS**  
SECTION 4, TOWN 4, E. RANGE 1  
MONTGOMERY ROAD  
CITY OF MONTGOMERY  
HAMILTON COUNTY, OHIO

CONCEPT PLAN D1

Drawing:	15K025-001 PL
Scale:	1" = 60'
Drawn by:	AJB
Checked By:	
Issue Date:	

D1

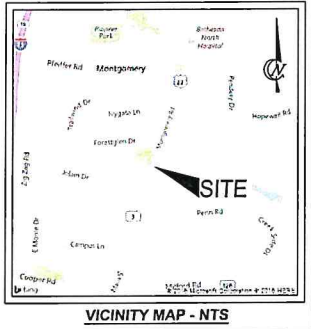


**PROJECT SUMMARY**

TOTAL PARCEL AREA:	3.8328 AC.	OPEN SPACE	
EXISTING MONTGOMERY ROAD RIGHT OF WAY EASEMENT AREA (MONTGOMERY ROAD):	0.4191 AC.	TOTAL DEVELOPABLE AREA FROM BEHIND PROPOSED WALK ALONG MONTGOMERY RD:	3.3439 AC.
TOTAL DEVELOPABLE AREA (FROM EX. R/W):	3.4137 AC.	REQUIRED 20% OPEN SPACE: 3.3439 X 20% =	0.669 AC.
EXISTING ZONING:	D-3	MINIMUM PROVIDED OPEN SPACE/AMENITY	= 0.7 AC.
PROPOSED ZONING:	PUD OVERLAY D-3	PERIMETER BUFFER PROVIDED	= 0.85 AC.
TOTAL NUMBER OF UNITS:	30		
*COMMUNITY SPACE WITHIN BUILDING 'C'			
DENSITY			
PERMITTED PUD DENSITY:	D-3 X 150% = 30.7 DU		
6 DU/AC. X 150% = 6 X 3.4137 X 150%			
PROPOSED DENSITY:	30 DU		

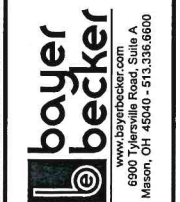
- BUILDING HEIGHT**  
 PROPOSED BUILDING'S 'A' AND 'B' TO BE THREE STORIES AND PROPOSED BUILDING 'C' TO BE TWO STORIES.
- CONSTRUCTION SCHEDULE**  
 ALL SITE DEVELOPMENT WORK TO BE COMPLETED IN ONE PHASE, FOLLOWED BY BUILDING CONSTRUCTION.
1. MASS GRADING AND SUBGRADE PREPARATION
  2. SITE UTILITIES, PAVEMENT AND BUILDING PADS
  3. BUILDING CONSTRUCTION
  4. PROJECT CLOSEOUT

- LIGHTING**  
 ANY STREET LIGHTING INCLUDED IN THE PROJECT SHALL MEET CITY REQUIREMENTS AND SHALL BE SENT TO STAFF FOR REVIEW AS APPROPRIATE.
- LANDSCAPING**  
 LANDSCAPING TO MEET CITY REQUIREMENTS. AMENITY/OPEN SPACES MAY INCLUDE BOTH PLANTINGS AND HARDSCAPES WHICH SHALL SERVE AS GATHERING SPACES FOR THE DEVELOPMENT. LANDSCAPE PLAN TO BE INCLUDED WITH FINAL DEVELOPMENT PLAN SUBMITTAL.
- STORMWATER MANAGEMENT**  
 STORMWATER MANAGEMENT FACILITIES SHALL MEET THE HAMILTON COUNTY STORMWATER REGULATIONS AND SHALL BE SENT TO THE CITY ENGINEER FOR REVIEW.
- UTILITIES**  
 UTILITIES SERVICES TO BE PROVIDED FROM EXISTING UTILITIES SURROUNDING THE PROJECT SITE.



Item	1	2	3	4	5	6	7	8	9
Date									
Revision Description									

**TWIN LAKES**  
**SCHOOL HOUSE LANE DEVELOPMENT**  
 SECTION 4, TOWN 4, E. RANGE 1  
 MONTGOMERY ROAD  
 CITY OF MONTGOMERY  
 HAMILTON COUNTY, OHIO  
**GENERAL DEVELOPMENT PLAN**



Drawing: 15K025-001.PL\_SJL  
 Drawn by: AJB  
 Checked by: MDW  
 Issue Date: 07-07-2021

Plot time: Jul 07 2021 - 2:46pm  
 Drawing name: C:\0151515K025-001\PL\_SJL.dwg - Layout Tab: GDP

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*These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission.*

*Formal adoption is noted by signature of the Chair, within the Minutes.*

**CITY OF MONTGOMERY  
PLANNING COMMISSION REGULAR MEETING  
CITY HALL, 10101 MONTGOMERY ROAD, MONTGOMERY, OH 45242**

*This meeting is being attended by guests and residents physically at City Hall, and by those attending via Zoom video-conferencing, who feel safer sheltering at home, during this COVID pandemic.*

**May 3, 2021**

<u>PRESENT</u>		
<u>GUESTS &amp; RESIDENTS</u>		<u>STAFF</u>
		<b>Brian Riblet, City Manager</b>
<b>J. R. Anderson J.R. Anderson Real Estate 3825 Edwards Rd, Suite 200 Cincinnati, OH 45209</b>	<b>Gary Gross 7943 Shelldale Way 45242</b>	<b>Tracy Henao, Assistant City Manager / Acting Community Development Director</b>
<b>Alex Betsch Bayer Becker 1404 Race Street, Suite 204 Cincinnati, Ohio 45202</b>	<b>Jon Homer Director of Business Development Life Enriching Communities (LEC) Twin Lakes 6279 Tri-Ridge Blvd. Suite 320 Loveland, OH 45140</b>	<b>Karen Bouldin, Secretary</b>
		<b><u>COMMISSION MEMBERS</u> Chairman Mike Harbison Vince Dong Darrell Leibson Jim Matre, Vice Chairman Barbara Steinebrey Pat Stull</b>
<b>Mary Jane Bogart 9140 Hoffman Farm Lane 45242</b>	<b>Craig Margolis Vice Mayor Montgomery City Council 8270 Mellon Drive, 45242</b>	<b><u>MEMBERS NOT PRESENT</u> Dennis Hirotsu</b>
<b>Michael Brandy President Brandicorp 45 Fairfield Ave, Suite 200 Bellevue, KY 41073</b>	<b>Mike Willenbrink, PE Principal Bayer Becker 6900 Tylersville Rd., 45040</b>	
<b>Michael Doty Director of Construction Brandicorp LLC. 45 Fairfield Ave, Suite 4 Bellevue, KY 41073</b>	<b>Jason Williams Principal Phoenix Architecture 9467 Kenwood Road Blue Ash, OH 45242</b>	

10  
11

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## **Planning Commission Meeting**

May 3, 2021

### 12 **Call to Order**

13 Chairman Harbison called the meeting to order at 7:30 p.m. He stated that, due to the Stay at  
14 Home Order issued by Governor DeWine, this meeting was held as a videoconference via Zoom  
15 Video Conferencing, as well as in-person at City Hall. Chairman Harbison explained that guests  
16 or residents could find the webinar information on the City of Montgomery website that was  
17 needed to either call-in or join-in the meeting via Zoom. He reminded all guests and residents at  
18 City Hall to sign in and turn off their cell phones.

### 19 20 **Roll Call**

21  
22 *The roll was called and showed the following attendance:*

23  
24 *AYE: Ms. Steinebrey, Mr. Stull, Mr. Matre, Mr. Leibson, Mr. Dong,*  
25 *Chairman Harbison* (6)  
26 *NAY:* (0)  
27 *ABSENT: Mr. Hirotsu* (1)  
28 *ABSTAINED:* (0)  
29

### 30 **Guests and Residents**

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

### 34 35 **Old Business (1)**

36 There was no old business to report.

37  
38 Chairman Harbison explained the process for this evening's meeting to all guests and residents:  
39 "Ms. Henao reviews her Staff Report, and the Commission asks any questions they might  
40 have. The applicant presents their application, and the Commission then asks any questions.  
41 The floor is opened to all residents for comments. If a resident agrees with a comment that  
42 was previously stated, they could simply concur, instead of restating the entire comment (to  
43 save time). The Commission discusses the application, and residents are not permitted to  
44 comment or question during this discussion. The Commission will then decide to table,  
45 approve or deny the application."  
46

### 47 **New Business - 1**

48 *Application from Gateway Partners Montgomery, LLC, requesting approval of a Final*  
49 *Development Plan for the boutique hotel at the Montgomery Quarter. The approval request*  
50 *includes massing, scale, and architecture as well as the final building materials.*

### 51 52 **Staff Report**

53 Ms. Henao reviewed the Staff Report dated April 30, 2021, "Architectural Review of  
54 Montgomery Quarter – Boutique Hotel." As she reviewed her Staff Report, Ms. Henao showed a  
55 presentation on the computer screen, and she pointed out certain items, as she spoke of them.

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## **Planning Commission Meeting**

May 3, 2021

56 She asked for any questions, noting that the Development Team was also in attendance to answer  
57 any questions.

58

59 Mr. Dong asked if the height of the building could be revisited. Ms. Henao stated that the Board  
60 of Zoning Appeals had previously approved the height and that decision was final.

61

62 As there were no more questions, Chairman Harbison asked if the Development Team would  
63 like to speak.

64

65 **Michael Doty, Director of Construction, Brandicorp LLC., 45 Fairfield Ave, Suite 4,**  
66 **Bellevue, KY 41073** stated that he was excited to present their Final Development Plan for the  
67 Tapestry Hotel brand at Montgomery Quarter.

68

69 **Jason Williams, Principal, Phoenix Architecture, 9467 Kenwood Road, Blue Ash, OH**  
70 **45242** showed all attendees his presentation on the computer screen. Some highlights of his  
71 presentation:

72

73 In the Montgomery Quarter, this building showed the transition between the office area  
74 and the residential area, each on either side of this building.

75

76 The lobby will be on the first floor, at street level, off the Plaza. It is the first floor of  
77 meeting / event space and amenities. Then there will be four floors of rooms above that.  
78 There are 118 rooms and that should not increase past 120 rooms. There is a fitness  
79 center on the second floor that takes up 2 rooms, which may change.

80

81 They did get a height variance to add an extra floor. Tapestry is a Hilton product, but it is  
82 still a boutique, and that allows us to brand and create amenities that are important for  
83 this area. There is a ratio of rooms to event space, which is why there are 118-120  
84 rooms. This is what required the extra floor.

85

86 The materials say synthetic, which they will use on the 4<sup>th</sup> through 7<sup>th</sup> floors. The hotel is  
87 located on top of the garage and when the garage was designed, the hotel was a story  
88 shorter; therefore, it was not designed for the weight of the extra floor. An extra story  
89 was added to accomplish the “boutique experience”, so they will use materials that mimic  
90 brick, wood, and metal panel, to not add extra weight structurally, on levels 4-7.

91

92 Anything that is within reach of the balconies -- the Plaza, the street level (for the first  
93 three floors): will be true brick, fiber-cement lap siding, true metal panel. Cast stone will  
94 be at the entry, as well as wood planks at the entry and on the upper levels of the hotel.  
95 They tried to address each facade, so there is no “back” to this building.

96

97 He showed a re-design of the entryway, after consulting with the Landmarks  
98 Commission, which helps to tie-in to the retail spaces located on the first floor of the  
99 office building and garage.



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## **Planning Commission Meeting**

May 3, 2021

100 Mr. Williams asked if there were any questions.

101

102 Mr. Dong asked how a boutique hotel was defined. Mr. Williams stated that it is typically an  
103 alternate experience from what you would find in a branded hotel. There is more event space,  
104 specialized amenities, the rooms tend to be more spacious, more specialized in some of the  
105 finishes, so it does not feel like a cookie-cutter hotel. In this hotel, you would have the capability  
106 to carry out all aspects of a wedding: the rehearsal dinner, the wedding, your hair, massages, and  
107 other activities.

108

109 Mr. Dong asked if the activities such as hair and massage would be open to the public, or only to  
110 those in the hotel.

111

112 **J. R. Anderson, J.R. Anderson Real Estate, 3825 Edwards Rd, Suite 200 Cincinnati, OH**  
113 **45209** explained that they would be open to the public. He explained that the Hilton or Marriott  
114 did not require certain brand parameters. If you are a Marriott Courtyard or a Residence Inn, you  
115 must follow brand standards very specifically. But with a boutique, we can create our own  
116 programming, have our own look and design, so that it is unique to Montgomery, not a cookie-  
117 cutter design. We tried to make this a community hotel, to encourage a lot of community  
118 engagement. Anyone may enter the hotel and use any of the different services; it is not just for  
119 the hotel guests.

120

121 Mr. Dong asked if it was the Hilton that runs the hotel. Mr. Anderson stated that the hotel will  
122 be locally managed by their groups, not by the Hilton. They do have a Hilton brand, so they will  
123 get the brand support, which helps with the reservations and some of the marketing.

124

125 Mr. Dong asked about gable roofs and explained that it would be nice if this development had  
126 some of these, especially the hotel. He asked why they did not incorporate them into this design.

127

128 Mr. Williams stated that it would be very difficult on something of this scale to do that. Neither  
129 of the buildings on either side have gable roofs, none of the residential inside the Quarter had  
130 gabled roofs.

131

132 Mr. Dong did not feel like this design connected to downtown Montgomery. He stated that the  
133 design was great, but it did not connect to the Old Montgomery area.

134

135 Mr. Williams stated that with the office building in front of this hotel, they were still a  
136 background building from the Old Montgomery area.

137

138 Mr. Dong asked if they were planning to provide more detail on the shared parking analysis.

139 Mr. Doty stated that they have updated the parking analysis, as stated in the Staff Report.

140 Mr. Dong noticed that there were periods where demand outpaced supply – many times during  
141 the day or night – there was more need than there were parking. Mr. Dong asked what the plan  
142 was to manage parking during peak times. He wondered if they just assumed that if people did

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## **Planning Commission Meeting**

May 3, 2021

143 not find parking, they would have to leave, or will the hotel have valet parking -and they will  
144 park somewhere else.

145

146 Mr. Doty stated that they were looking into the option of valet for the hotel. He stated that the  
147 parking analysis was based on a snapshot in time – based on square footages that every building  
148 planned in the development and based on the tenant-usable area. Not factored into that, were  
149 services within those tenant spaces that did not account for people or additional parking spaces.  
150 For instance, in the restaurant uses, we have the square footages identified, but 20% of that space  
151 area could be reduced for the kitchen area and back-up house services that were not factored into  
152 shared parking analysis.

153

154 Mr. Doty stated that the captive rate that was used was on the very low end of the 10-15%.  
155 As the hotel has 118 guest rooms, most of those folks staying there, will not take up an additional  
156 parking stall to visit the restaurants and other uses in the development. Their car is already there  
157 and parked for the evening – they will not take an additional spot to go to a restaurant. So, the  
158 10-15%, captive rate is low in our opinion. However, they based it directly out of the ULI Code.  
159 Mr. Doty stated that their Development Team has looked at its entirety, a snapshot in time, as to  
160 what we know at this time, and this is our worst case. And the worst case is not anything to be  
161 concerned with, for those 1 p.m. and 2 p.m. hours where there are deficits. Mr. Doty stated that  
162 they could accommodate those, based on those Captive Rates alone, as well as the tenant-use  
163 square footage adjustment.

164

165 Mr. Dong reiterated what Mr. Doty stated -- that if we do have a parking issue in this area, they  
166 will do things to minimize impact to the public. Mr. Doty confirmed, stating that parking is just  
167 as important to their success. He noted that in Phase II, there is an opportunity to increase  
168 parking, if there is a parking issue once the entire picture takes shape.

169

170 Mr. Doty explained that they were simply working with what our best guesses of what it is going  
171 to be based on a snapshot of time. We may have more retail, or less restaurants, we do not know  
172 just yet.

173

174 Mr. Dong felt that this was a great development – his only concern was that the residents of  
175 Montgomery could get there and utilize the space. Mr. Doty wanted the same.

176

177 As there were no more questions from the Commission, Chairman Harbison asked if there were  
178 any guests or residents who wished to speak. There were none. Chairman Harbison closed the  
179 meeting to public comment, so that the Commission could deliberate.

180

181 Mr. Stull stated that he liked the plan and felt it was a positive step. He pointed out that it did not  
182 look like there was any reason for Commissioners to say “no”, in that the height and materials  
183 had already been finalized.

184

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May 3, 2021

185 Mr. Stull asked about signage – he was concerned that it would be placed on that extra floor, in  
186 the front of the building. Mr. Williams stated they did not know yet. Ms. Henao stated that  
187 signage for all these new buildings will come before the Commission, as part of the project.

188  
189 Ms. Steinebrey stated that the Landmarks Commission did a wonderful job on the entrance.  
190 She particularly liked the balconies and felt that openness made a real difference in the look. She  
191 was also concerned with the parking and was glad to hear that there were some adjustments  
192 available, if needed. She did not feel that those afternoon hours would be a problem for the hotel  
193 guests, because she felt that most guests were out early in the morning, and usually didn't return  
194 to the hotel until late. She felt that the hotel served a nice function in keeping the hours between  
195 noon and 4 p.m. open for others. Chairman Harbison agreed.

196  
197 Mr. Matre was very pleased with this application and was in favor.

198  
199 Mr. Leibson agreed, stating that the developer has done all the proper submissions, met all of the  
200 proper requirements, and he felt they would be very successful.

201  
202 Mr. Dong stated that overall, it looked great. He suggested that we add a condition to hold an  
203 annual review of the parking, so that we can make any needed adjustments to be sure there is  
204 adequate parking for the residents of Montgomery.

205  
206 Ms. Henao stated that typically we have done annual reviews with lighting. Because parking is  
207 so fluid, Ms. Henao stated that the Zoning Staff usually does a review every time a new tenant  
208 comes in. This is done because you want to be sure of the tenant can move in and meet the  
209 parking requirement. The last thing we want to do is kick out a viable business because parking  
210 is not making sense, it is better to identify this issue before they move into the building. She was  
211 not sure that putting a condition on for an annual review would be as effective as the current  
212 process.

213  
214 Mr. Dong just wanted to be sure we were aware of all situations that may occur, for example, if a  
215 lot of school kids parked and then walked to school, it would be a constraint on this area.

216 Ms. Henao stated that they would pay close attention to this parking.

217  
218 Chairman Harbison stated that he liked this plan, the explanations were good. If we are flexible  
219 and adjust as we go, he felt this would be successful. He liked the hotel chain choice and like the  
220 addition of balconies on the building.

221  
222 ***Mr. Leibson moved to approve the application from Gateway Partners Montgomery, LLC, for***  
223 ***a Final Development Plan for the boutique hotel at the Montgomery Quarter, to include***  
224 ***Staff's comments in the Staff Report dated April 30, 2021. The approval request includes***  
225 ***massing, scale, and architecture, as well as the final building materials.***

226  
227 ***Ms. Steinebrey seconded the motion.***

228

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**Planning Commission Meeting**

May 3, 2021

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

230

231 *AYE: Ms. Steinebrey, Mr. Stull, Mr. Dong, Mr. Leibson, Mr. Matre,*

232 *Chairman Harbison (6)*

233 *NAY: (0)*

234 *ABSENT: Mr. Hirotsu (1)*

235 *ABSTAINED: (0)*

236

237 *This motion is approved.*

238

239 **New Business - 2**

240 *Discussion of concept plans from Twin Lakes for a Planned Development on the 3.8 acres of*  
241 *property located at 10120 Montgomery Road.*

242

243 **Staff Report**

244 Ms. Henao reviewed the Staff Report dated April 30, 2021, and stated that she received a new  
245 concept plan this afternoon. She handed copies to those in attendance and showed the plans on  
246 the wide screen / computer screen to all attendees. She noted that this was simply a concept plan  
247 discussion, noting that there was no vote needed for this application, only feedback.

248 There were no questions from the Commission for Staff.

249

250 **Jon Homer, Director of Business Development, Life Enriching Communities (LEC), Twin**  
251 **Lakes, 6279 Tri-Ridge Blvd., Ste 320, Loveland, OH 45140** stated that they were here last  
252 year in April – at the first virtual meeting that Planning Commission held. He reiterated the  
253 background that Ms. Henao had reported in her Staff Report tonight. He stated that they had  
254 held several focus groups with their target market, and one item that was repeatedly requested  
255 was for everything to be on one floor. They did not want elevators or stairs. He stated that this  
256 gave them the idea of a multi-story, single floor plan, flat condos, which is what evolved to this  
257 plan in front of the Commission, tonight. These will be luxury flat condos, 2,000 square feet or  
258 larger, with 4 units per floor (2 front/ 2 back). The elevator will take you to your condo; garages  
259 will be underneath.

260

261 Mr. Homer asked the Commissioners what concepts they liked in this design, and what they did  
262 not care for, and why. He pointed out that there were no buildings in the area around  
263 Schoolhouse Lane; they will utilize it for green space. There is an area on the southwest corner  
264 that will be a gateway feature – to signify the development, perhaps a water feature, but not a  
265 town home.

266

267 Mr. Homer reviewed his presentation with all. He stated that they were unsure if they needed a  
268 separate clubhouse for this development, noting that there was one on their home campus that is  
269 used by everybody. As an alternative, in a couple of these plans, you will see the community  
270 area in one of the buildings, which could also house some exercise equipment or some sort of  
271 amenity just for the residents in this particular neighborhood.

272

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May 3, 2021

273 He explained the concept for the amenity areas, which could be used for a putting green or used  
274 for Bocci ball. Mr. Homer stated that the marketing team wanted more units on the Indian Hill  
275 side than on the Montgomery side. He showed them four concept plans and noted their  
276 differences.

277  
278 He asked Commissioners for their thoughts.

279  
280 Mr. Leibson was in favor of Plan D. He suggested that they slide Building C into the middle and  
281 locate the amenity center at the corner of Montgomery and Schoolhouse. His main concern was  
282 with the intersection of Montgomery and Schoolhouse, where you have the City building, as a  
283 nice presentation, the shopping center and then the First Financial building. The last thing he  
284 would want to see would be the corner of a back of a building on a very busy intersection; he felt  
285 that it could ruin that corner. He felt it was very important that they present some element in that  
286 corner. Mr. Leibson stated that Plan C was the best, but he would recommend an amended Plan  
287 D, as he suggested, above. He did not want to see the back of buildings, when you enter  
288 Schoolhouse, towards this project.

289  
290 Mr. Homer understood what Mr. Leibson was saying. He stated that the front left corner was  
291 one unit, and the front back corner was another unit. He compared this look to Park Manor on  
292 Cooper Road.

293  
294 Chairman Harbison liked Plan C and felt that the clubhouse would be closer to Schoolhouse, so  
295 that you would not be driving past people's homes to get to the clubhouse. He suggested  
296 pushing the clubhouse further to the north, they could put in a putting green or some activity in  
297 that amenity area, so that when people travelled north on Montgomery Road, they would see  
298 people doing things, as part of the clubhouse.

299  
300 Chairman Harbison referred to the parking, noting that if the clubhouse was located in front of  
301 the development at the entrance of the development, that is where most people would park,  
302 instead of in the residential parking.

303  
304 Ms. Steinebrey liked having the clubhouse separate from the condos because it looked better.  
305 Also, if someone had a party, or there was noise, it would not disturb the residents. She liked  
306 Plan C. She thought it was a better traffic flow because Building C was behind the clubhouse,  
307 and those people would be directed further back into the development, and not out in the area  
308 where people would be trying to get into Buildings A and B.

309  
310 Chairman Harbison liked it, because when you look across, you want to see some height  
311 definition; you want the bigger things further in the back. This is more in tune with other  
312 buildings, as you travel north on Montgomery, watching the intensity go down.

313  
314 Mr. Dong agreed with the others on many of their comments, but he had a concern about the  
315 density. He would like to see the design make it look like there was not so much density in that  
316 area. He felt that it helped by having the smaller buildings in front, and the larger ones in the

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May 3, 2021

317 back. Mr. Dong agreed that we would like it to be more open in that front intersection. Mr.  
318 Dong was not sure about which design he would choose.

319

320 Mr. Matre agreed with the other members, and was in favor of the modified Plan C.

321

322 Mr. Stull shared Mr. Dong's concerns about the density. He asked if they would look like  
323 squares or rectangles, or if they would they have some dimension. He liked Plan C modified.  
324 He wanted to be sure they met the density requirements when they were all finished.

325

326 Chairman Harbison asked Commissioners to keep in mind that this was a transitional zoning  
327 area, where we build from commercial into single family residential so, the density can fluctuate  
328 a little bit. He noted that we allowed increased density with PD overlays, which is a good way to  
329 handle it because you get functional open areas.

330

331 There were no other comments from the Commission.

332

333 Chairman Harbison asked if anyone else wished to speak.

334

335 **Alex Betsch, Senior Planner, Bayer Becker, 1404 Race Street Suite 204**

336 **Cincinnati, Ohio 45202** wanted to comment on Building B, noting that they were not 100%  
337 sure that they wanted that separate building. He asked for any thoughts in case that doesn't  
338 occur.

339

340 Chairman Harbison was concerned that if they planned to incorporate the clubhouse into  
341 Building C, that building would then become larger.

342

343 Mr. Betsch stated that the first floor would be community space and 2 units, and then the next  
344 floor would be the 4 units. He stated that Building B was put in as a placeholder, but he also felt  
345 comfortable that they could make it work.

346

347 Ms. Henao stated that if the clubhouse went into Building C, the building would not get larger,  
348 but there would be additional units in either Building A or B. One was originally 10, the other  
349 12; then they would both become 12 units.

350

351 Mr. Willenbrink stated that was a function of marketing. The units would be easier to sell on  
352 Indian Hill side. There was more discussion about this. Ms. Steinebrey still felt that with the  
353 clubhouse separate, and in a smaller area in front, it gave a sense of community. She felt if the  
354 building were combined with residential, it would look too industrial.

355

356 Mr. Willenbrink was not exactly sure what they would use the clubhouse for; he wanted to make  
357 sure that it would not be a deal breaker for the Commission if they came back with a plan that  
358 did not have a separate building for the clubhouse.

359

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May 3, 2021

360 Chairman Harbison asked if the applicant was satisfied with the comments received; and they  
361 were.

362  
363 Chairman Harbison asked if any guests or residents wished to speak.

364  
365 **Mary Jane Bogart, 9140 Hoffman Farm Lane, Cincinnati, OH 45242** stated that she enjoyed  
366 being at the meeting, to learn what was happening in the city.

367  
368 **Gary Gross, 7943 Shelldale Way, Montgomery, OH 45242** felt this was a great design. He  
369 commended Twin Lakes for taking good input from this Commission in a prior meeting and  
370 coming back with improved plans. He asked if, along Montgomery Road, with the landscape  
371 buffer, if it would be a continuation of the sidewalk that Twin Lakes already put it. He also  
372 inquired if the buffering would be like what Twin Lakes already had. Ms. Henao was not sure  
373 where Twin Lakes was in terms of the landscape design yet. This will be reviewed when it  
374 comes forward for Final Development Plan Approval. Ms. Henao stated that a sidewalk would  
375 be required along Montgomery Road.

376  
377 Mr. Gross agreed with Mr. Leibson's initial concern about the look at that intersection of  
378 Schoolhouse and Montgomery. He felt that landscaping would soften that look. He also  
379 suggested that landscaping could help to cushion Buildings A and C.

380  
381 There were no other comments.

382  
383 **Staff Update**

384 Ms. Henao stated that City Council held a public hearing about the conditional use and General  
385 Development Plan for the Chevrolet site, and they accepted the recommendation of the Planning  
386 Commission.

387  
388 At this, point, Ms. Henao stated that she did not have any topics for our next meeting, May 17.

389  
390 Staff noted that the Board of Zoning Appeals (BZA) approved a variance request for  
391 Montgomery Public House at 7880 Remington Road, regarding the percentage of outdoor dining.  
392 She explained that BZA approved the request to allow the existing patio to be utilized to its full  
393 potential; right now, it is at a reduced capacity, due to COVID. This approval will allow an  
394 additional 4 tables of 4.

395  
396 Ms. Henao stated that MPH was also proposing a deck off the back of the building, along Main  
397 Street, which would have added more outdoor dining. This brought them to question the  
398 requirement for outdoor dining not being more than 30% of the total of the indoor seating,  
399 especially in the Heritage District. This variance refers to the percentage, not the location of the  
400 deck. She stated that BZA tabled the request for the patio, based on the concerns from owners of  
401 the town homes across the street, regarding noise, and lighting. She stated that the BZA would  
402 like a little bit of feedback from Planning Commission on the percentage of outdoor dining and if  
403 this is something the Commission might look to amend in the future for the Heritage District.

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May 3, 2021

404 Ms. Henao stated that this percentage requirement was put into effect in 2010 and asked if the  
405 Planning Commission had any thoughts of revisiting the 30% number for restaurants and/or the  
406 Heritage District. She also offered to investigate it more with comparable communities and  
407 research; but if the Commission was comfortable with it, she would leave it alone.

408  
409 Mr. Dong asked if, before COVID, there had been any issues with the 30%. She stated that this  
410 was the first variance application we have ever seen about that percentage requirement.

411  
412 Mr. Leibson felt that we should just leave it at 30%. Mr. Dong agreed, feeling that this may have  
413 just come up because of the COVID. Chairman Harbison and Ms. Steinebrey agreed.

414  
415 Mr. Matre and Mr. Stull also agreed with the other members.

416  
417 Ms. Henao stated that we will have a new Community Development Director start on June 7.  
418 Mr. Greg DeLong has almost 20 years of experience, and most recently, been with Delhi  
419 Township for the past 5 years.

420  
421 Mr. Dong referred to a past application from the auto repair shop on Cooper Road, with the  
422 concern of the parking in the handicap stall. He stated that they have continued to park in that  
423 space ever since that meeting. Ms. Henao stated that she will investigate it.

### **Council Report**

425  
426 Mr. Margolis stated that tonight was a fine example of the important projects that the Planning  
427 Commission considers, as well as the decisions that are made. He pointed out that their  
428 decisions impact this community for 20 and 30 years; he commended them for taking this very  
429 seriously.

430  
431 With the help of Chairman Harbison, Mr. Margolis wanted to discuss the interface between the  
432 Commissioners and residents and guests. With all the Zoom meetings, as well as in-person  
433 meetings, he reminded members how much their words and statements mean to all attendees, and  
434 how important it is to think well about your responses, and how to conduct yourself. You are on  
435 stage, most of the time. Residents and guests watch what you say and how you say it. In this  
436 day and age, people can make an anonymous off-hand comment, or a displaced sigh on a Zoom  
437 meeting, it does not sit well with others. Your actions, dress, and conduct all reflect on your  
438 professionalism.

439  
440 Chairman Harbison stated that, from his experience as being a sports official, you need to dress  
441 the part, then act the part, and be professional. He felt that by being professional, it would help  
442 with the interaction between the residents and the developers.

443  
444 Craig stated that in this day and age of social media, some people make a comment or statement,  
445 looking for a reaction. He advised – don't take the bait– keep it real and keep it factual. Keep  
446 the conversation civil, and do not react to a person's comments.

447



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May 3, 2021

448 Mr. Margolis stated, that on behalf of City Council, he wanted the Commissioners to know they  
449 did a wonderful job. Council notices the value in how projects come through and how they get  
450 vetted, and the decisions that are made.

451

452 Mr. Dong felt that if they want to have a standard for dress code, it would be good to document  
453 it. He believed it was business casual. Mr. Margolis confirmed.

454

455 **Other**

456 There was no other business to report.

457

458 **Minutes**

459 Mr. Dong moved to approve the minutes of March 1, 2021, as submitted.

460 Mr. Leibson seconded the motion. The Commission unanimously approved the minutes.

461

462 Mr. Leibson moved to approve the minutes of March 15, 2021, as submitted.

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

464

465 **Adjournment**

466 Mr. Leibson moved to adjourn. Mr. Dong seconded the motion.

467 The Commission unanimously approved. The meeting adjourned at 9:10 p.m.

468

469

470

471

472

473

474

475 \_\_\_\_\_  
Karen Bouldin, Clerk

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

\_\_\_\_\_  
Date

476

477 /ksb

PLANNING COMMISSION

Application for Planned Development Overlay and General Development Plan  
Approval

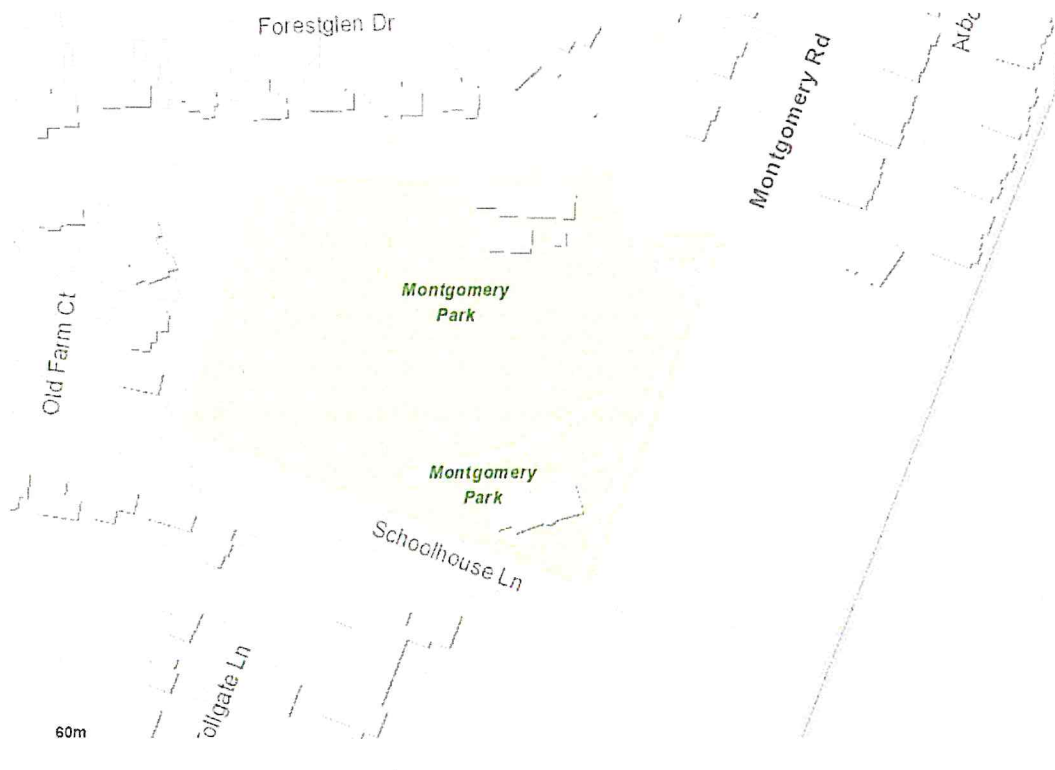
Multi-Family Residential Planned Development  
10120 Montgomery Road

July 16, 2021

**Applicant:** Twin Lakes  
6279 Tri-Ridge Blvd, Ste. 320  
Loveland, OH 45140

**Property Owner(s):** Same as above

**Vicinity Map:**



**Zoning:**

The property is zoned 'D-3' - Multi-Family Residential. Single family homes, two-family homes, multi-family homes and 'cluster' developments are permitted uses within the district.

The property to the north is zoned 'D-2' – Multi-Family Residential. The property is also owned by Twin Lakes and used for Villa Homes. The property to the south is zoned 'LB' – Limited Business and is used for First Financial Bank. The property to the east is located in the Village of Indian Hill and zoned for large lot residential. A new subdivision was recently approved on this property and is currently under construction. The property to the west across Montgomery Road is zoned 'A' – Single Family Residential and used for Montgomery City Hall and Montgomery Park.

### **Nature of Request:**

The applicant is requesting that a Planned Development (PD) overlay zoning classification be established for the property. As part of the PD request, the applicant is requesting approval of the General Development Plan and the List of Conditions and Exceptions. The applicant is proposing to construct 30 multi-family units in three 'flats' style buildings with a community room and amenity space for residents of Twin Lakes Senior Living Community. The access to the proposed homes will be from a private drive off Schoolhouse Lane.

### **Background:**

The applicant previously submitted a General Development Plan and a request for a Planned Development Overlay District in April of 2020; however, this request was tabled due concerns primarily surrounding the setback from Montgomery Road and Schoolhouse Lane needed to make the 'townhome' style product successful on the site.

The applicant came before the Planning Commission on May 3, 2021 with several concept plans for 'flats' style buildings on this property. The various plans were discussed, and the Planning Commission provided feedback on the plans. After the meeting, the feedback was brought back to the leadership team of Twin Lakes and incorporated into the plans that are proposed.

### **Findings:**

1. The property is approximately 3.83 acres. Excluding right-of-way, the total net acreage is approximately 3.4 acres.
2. The applicant is proposing to construct 30 multi-family units in three 'flats' style buildings with a community room and amenity space for residents.
3. Building C along Montgomery Road is proposed to be two-story, while Buildings A and B are proposed to be three stories. Section 151.1008(A)

states that multi-family dwellings in the D-3 District shall not exceed three stories or 45 feet.

4. All units would have two parking spaces in the underground parking garages provided for each building in compliance with the Zoning Code. Additional guest parking of 14 spaces would be provided on-site.
5. Chapter 151.1305(b) states that the residential density of the Planned Development should not exceed 150% of the residential density requirements of the underlying zoning district. The permitted density in the 'D-3' District is 6 dwelling units per acre. Therefore, if a PD Overlay were established, the density could be a maximum of 9 units per acre or a total of 30.7 units. The applicant is proposing a density of approximately 8.8 units per acre for a total of 30 units.
6. Chapter 151.1305(c) states that PD site plans should demonstrate a minimum of 20% of gross land area as open space. Required perimeter setbacks are excluded from being counted as required open space and the section also states that no more than 50% of the open space may be designated for storm water detention or retention basins. The proposed plans show approximately 20.9% open space.
7. Schedule 151.1007 requires a project boundary of 30' when adjacent to a residential district or use and a 15' when adjacent to a non-residential district or use in the 'D-3' District. Therefore, a 30' buffer would be required along the north and east property line. The applicant is proposing a 30' buffer along the north property line and a 20' buffer along the east property line.
8. Schedule 151.1007 requires a 35' setback from an existing right-of-way for principal buildings. The applicant is proposing a 35' setback from both Montgomery Road and Schoolhouse Lane. The applicant is also proposing a 30' landscaped buffer yard along Montgomery Road.
9. The applicant is proposing a boulevard style entry into the development from Schoolhouse Lane.

### Staff Comments:

#### Planned Development Overlay

The subject property lies at the intersection at Schoolhouse Lane and Montgomery Road. Schoolhouse Lane was recently extended to the corporation line to provide access to the subject property as well as the new subdivision, Meadows at Peterloon, in the Village of Indian Hill. This property abuts commercially zoned property to the south, and the City has continually experienced pressure to develop

the property for commercial purposes due to the proximity to commercial uses, the high traffic counts on Montgomery Road and Montgomery Road's status as a principal urban arterial route in the region. The City has continually supported maintaining this property as a residential use, as evidenced by the Comprehensive Community Plan and the City's investment in a landscape median to preserve the residential character of the area.

Recently, the property between Schoolhouse Lane and Radabaugh Drive has seen significant investment with the development of The Villas of Montgomery and the villa homes for Twin Lakes, which has solidified the residential character of this section of Montgomery Road. The applicant is proposing to maintain the existing underlying zoning of 'D-3' - Multi-family; however, is requesting the creation of a PD Overlay that would allow for a slight increase in density, but more importantly flexibility in design in order to create a unique development.

Twin Lakes is proposing a different product type than the villa homes located just north of the subject property. The product type is a 'flats' style buildings that would provide a transition from the higher intensity commercial uses to the south and the lower intensity development pattern to the north. Twin Lakes would maintain ownership of the parcel and the units would be utilized for independent living. The applicant has provided a proposed List of Conditions and Exceptions, which is included in your packet.

### Building Lot Setbacks

The setback from Montgomery Road and Schoolhouse Lane meets the standard of 35' as established in Schedule 151.1007. The setback from Schoolhouse Lane would be significantly larger than the minimum thus allowing the creation of outdoor amenity areas between the buildings and Schoolhouse Lane. The applicant is proposing to create a 'park-like' setting for these amenity areas and has proposed certain structures and uses to be permitted in those spaces as defined in the proposed List of Conditions and Exceptions.

### Perimeter Setbacks

The Zoning Code would require a 30' buffer along the north and east property lines. The applicant is proposing a 30' buffer along the north property line, which complies with the required setback. The applicant is proposing a 20' perimeter setback from the east property line. Staff believes that this setback could be appropriate because there is an existing sanitary easement that extends approximately 40' onto the property in Indian Hill as well as an existing walking path easement for Twin Lakes. Therefore, Building A would be a minimum of approximately 60' from a home on Lot 1 of the new subdivision in Indian Hill, which exceeds the intent of the regulation.

### Open Space

The Planned Development concept is to allow for increased density in some areas and more open space and design features that are typically not required in traditional developments. The goal of a PD is to have 20% of the site left as open space. Chapter 151.1305(c) specifies how open space is to be calculated for a Planned Development and specifies which items are not to be included as open space. The applicant is proposing to meet the open space requirement with a total of 20.9% open space being provided.

### Storm Water

Stormwater detention will be studied during the Final Development Plan submission; however, the applicant will be required to meet Hamilton County storm water detention regulations. The applicant will also be required to meet the EPA's construction and post construction stormwater quality best management practices. Staff would recommend that the applicant work with the City Engineer to design an acceptable stormwater best management practice during the Final Development Plan approval process.

### Landscaping

The landscape plan will be reviewed during the Final Development Plan submission; however, it will be important to study the proposed landscaping in the setback along Montgomery Road as well as the landscaping along the north and east property lines.

### Streets and Sidewalks

The applicant is proposing a 7' public sidewalk along Montgomery Road, which would match the existing sidewalk for the Twin Lakes villa homes just north of the subject property. There is an existing sidewalk on the north side of Schoolhouse Lane, which was installed when the extension was constructed. The applicant is also proposing a sidewalk to connect to the walking trail to the rear of the subject property to improve connectivity for future residents.

The access off Schoolhouse Lane is proposed to be a boulevard style entrance with one-way traffic in and out of the site, which can be granted by the Planning Commission or City Council per section 151.3211(B)(1). The proposed plan shows the width of these access drives to be approximately 16'; however, the width will need to be reduced to a maximum of 15' per section 151.3211(B)(3) unless an exception is made to allow a width of 16' in the List of Conditions and Exceptions.

### Staff Recommendation

The subject property lies at the intersection at Schoolhouse Lane and Montgomery Road. Schoolhouse Lane was recently extended to the corporation line to provide access to the subject property as well as to a future single-family subdivision in Indian Hill. The applicant is proposing to maintain the existing underlying zoning of 'D-3' - Multi-family; however, is proposing the creation of a PD Overlay that would allow for a slight increase in density, but more importantly flexibility in design to create a unique development. Twin Lakes is proposing to develop the land that is currently vacant for three 'flats' style buildings with a total of 30 independent living multi-family units. Staff believes that a multi-family development could be very successful in this location and is in line with the Comprehensive Community Plan. Staff believes that the multi-family project provides a nice transition from more intense uses to the south and a less intense development pattern to the north. The proposed project will keep the area residential in the future while providing for quality, diverse housing and ensuring that this section of Montgomery Road remains desirable and economically viable.

Staff is appreciative of the fact that the project is accessed off Schoolhouse Lane, thus requiring no new curb cuts on Montgomery Road. The proposed site layout provides for good internal circulation and better access management along Montgomery Road than if a new curb cut was required. Staff is also appreciative of the internal pedestrian connectivity being provided, including a sidewalk connecting the development to the existing walking path to the rear of the project.

The items that will need to be reviewed prior to a vote are listed below:

- Discussion of the establishment of a Planned Development Overlay District.
- Discussion of the proposed List of Conditions and Exceptions.

The Planning Commission will need to vote to make a recommendation on the establishment of a Planned Development Overlay District and the accompanying General Development Plan, with a List of Conditions and Exceptions. Should the Planning Commission approve the General Development Plan, Staff would suggest the following conditions:

- A Final Development Site Plan in compliance with the approved General Development Plan be reviewed and approved by the Planning Commission prior to issuance of any permits.
- Access to the site shall be from Schoolhouse Lane with no new curb cuts on Montgomery Road, as proposed.
- The width of the access drives off Schoolhouse Lane be reduced to 15' in width unless an exception is made in the List of Conditions and Exceptions.



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### APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks Commission

Project Address (Location): Northeast corner of Montgomery Road & School House Lane

Project Name (if applicable): Twin Lakes-School House Lane Independent Living

Auditors Parcel Number: 60300080524

Gross Acres: Lots/Units 3.8 acres+/- Commercial Square Footage N/A

Additional Information: Twin Lakes is proposing 30 units

PROPERTY OWNER(S)	<u>TWIN LAKES</u>	Contact	<u>Jon Homer</u>
Address	<u>6279 TRI-RIDGE BLVD STE 320</u>	Phone:	<u>513-719-3507</u>
City	<u>LOVELAND</u>	State	<u>OH</u>
		Zip	<u>45140</u>
E-mail address	<u>Jon.Homer@LEC.ORG</u>		

APPLICANT	<u>TWIN LAKES</u>	Contact	<u>Jon Homer</u>
Address	<u>6279 TRI-RIDGE BLVD STE 320</u>	Phone:	<u>513-719-3507</u>
City	<u>LOVELAND</u>	State	<u>OH</u>
		Zip	<u>45140</u>
E-mail address	<u>Jon.Homer@LEC.ORG</u>		

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature [Signature]

Print Name Jon H Homer

Date 7/7/2021

FOR DEPARTMENT USE ONLY	
Meeting Date:	<u>7/19/21</u>
Total Fee:	<u>71121</u>
Date Received:	
Received By:	<u>JMH</u>





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## CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Planning Commission and Staff  
City Hall  
10101 Montgomery Road  
Montgomery, Ohio 45242

Re: Review Subject Site

Dear Members and Staff:

As owner(s) of the property located at Northeast corner of Montgomery Road & School House Lane, we hereby grant permission to Members of the Planning Commission and City of Montgomery Staff to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application as filed to the Planning Commission.

Property Owner(s) Signature

Jon H. Harbison

Print Name

Jon H Harbison

Date

7/7/2024

Planning Commission Members:

Vince Dong

Michael Harbison

Dennis Hirotsu

Darrel Liebson

James Matre

Barbara Steinebrey

Patrick Stull

## Project Narrative

### **Twin Lakes School House Lane Development Independent Living – Application for Rezoning, Planned Development and General Development Plan**

School House Lane and Montgomery Road, Montgomery, Ohio

*BB Job No. 15K025-001*

July 2021

Twin Lakes, a Life Enriching Communities (LEC) community, constructed their original retirement village campus approximately 17+ years ago in the City of Montgomery. It offers villa style neighborhoods on the “North”, “South”, and “Lakeside” campuses, manor homes adjacent to the “North” campus and independent apartment living, assisted living, and skilled nursing on the “Main” campus. Over the years Twin Lakes has continued to improve the existing campus and increase the campus with high quality design and construction.

In order to meet the current and future needs of the of the surrounding area growing senior population, LEC is submitting this General Development Plan which includes buildings and associated site improvements to the north campus located north of School House Lane along Montgomery Road. The proposed plan consists of 30 Independent Living units and a community room. The proposed development parcel is PIDN 603-0008-0524-00, 3.8 Acres+/-.

An initial pre-application meeting was held on March 2<sup>nd</sup> 2020 with City staff to review the project. The original project was presented at the Montgomery Planning Commission virtual meeting held on April 20<sup>th</sup> 2020, which based on discussion and feedback at the meeting was tabled for future consideration. The original project was a townhome design which was not received in a favorable manner. After the Montgomery Planning Commission meeting, Twin Lakes focused their energy and prioritized the needs and care of the existing residents through the Covid-19 pandemic. After some time, Twin Lakes reengaged the design team to revisit the project and provided additional input and feedback for the basis of design. After more follow-up with LEC leadership, the engagement of focus groups consisting of current and prospective Twin Lakes residents, and continued market research, it became clear that the best way to proceed for the additional independent living entry into the Twin Lakes full continuum of care would be large living spaces on a single floor with high quality design and finishes.

Part of the feedback in the process was attendance at the May 3<sup>rd</sup> 2021 Montgomery Planning Commission meeting which was a preliminary meeting to present the revised plan elements to the Planning Commission. The team took the feedback from the Planning Commission back to the LEC leadership and the refined plan submitted reflects the culmination of all the inputs received. One item to note is the programming for the community room at this time is not planned for large party/event space, since those type of spaces already exist in other portions of the Twin Lakes campus. The community room within one of the residential buildings fits the intended programming and allows for larger outdoor amenity spaces, which enhances the resident experience that is proposed with the development.

This application is a request for a zoning amendment for a Planned Development-PUD Overlay District of the existing Residential D-3 District for the proposed development parcel PIDN 603-0008-0524-00, 3.8 Acres+/- . The submittal includes the General Development Plan. It is our understanding that this will start the approval process and we are required to submit a Final Development Plan for the proposed development at a later date to be reviewed by the Planning Commission.

The request for the PUD Overlay District of the existing Residential D-3 District is proposed to allow for creative, flexible, and efficient design. Rezoning the property grants us the flexibility to create a higher quality designed community. Twin Lakes is looking to add to the overall campus a unique entry option for incoming residents. The proposed project is intended to provide a different living experience and service package. The amenity and open space areas in the development are planned to be park like with a combination of hardscape and softscape, which will be included with the Final Development Plan submittal. The spaces will be designed to be complementary to the residential development. The proposed community room will provide amenity features within the building and will connect to the outdoor amenity space with an outdoor patio area and other landscape design elements. The design creates a sense of

community and encourages walkability, creating a place for social and community interaction for the residents.

The permitted uses for the proposed development are residential, which are permitted in the underlying zoning district of D-3.

As with past Twin Lakes projects the team will work with City Public Works and the City Fire Department as the design progresses related to access within the site and onto existing School House Lane right of way which was previously constructed by Twin Lakes and dedicated to the City. The internal streetscape is based on a one-way circulation system to help create a unified design that is easy to navigate both by vehicle and on foot. The design incorporates a landscape island with large trees between Buildings A & C.

The minimum standards for Planned Unit Developments are as follows:

- a) The minimum land area for a PUD is 2 acres. The proposed development is 3.8 acres+/- (3.4 acres +/- excluding the Montgomery Road right of way.)
- b) Twin Lakes will continue to have unified control of the project site.
- c) The proposed PUD is consistent with the comprehensive community plan of multi-unit residential as permitted in the underlying zoning residential D-3 district.
- d) The perimeter setbacks dimensions and areas are shown on the General Development Plan.

The compatibility with surrounding land uses is consistent with the current underlying zoning residential D-3 district which serves as a transition from the southern commercial use and the northern Twin lakes independent living two-unit attached Villa units. The proposed project provides pedestrian connectivity to the commercial developments to the south and southwest of the School House Lane and Montgomery Road intersection as well as the existing Twin Lakes multi-use path to the east.

As noted on the plan the overall density is less than 150% percent of the residential density requirements in the underlying district. Proposed density is based on excessive demand for Twin Lakes full continuum of care model, as evidence by their extensive waiting list and supports the Twin Lakes mission of providing exceptional everyday experiences to seniors in Christian community.

The PUD application and General Development Plan general standards criteria supporting this application are as follows:

- 1) The application is consistent with standards for general development plans outlined in Chapter 150.14.
- 2) The infrastructure to adequately serve the development exist with the recently constructed School House Lane extension and existing utilities surrounding the proposed site.
- 3) The access and circulation are adequate. As noted above the team will work with City Public Works and Fire Department. similar to other Twin Lakes projects if there are concerns.
- 4) The project is pedestrian oriented in its approach by utilizing sidewalks, dedicating crosswalks, connecting open space and amenity areas, and tying into existing sidewalks and multi-use pathways.
- 5) The project will be constructed in a timely manner based on market conditions.
- 6) The current design is more thoughtful and innovative than the previous townhome design and traditional zoning in that it pulls the focus away from vehicles and pavement and instead prioritizes pedestrian movements and amenity areas.
- 7) The application provides more amenity areas than what is typically provided in traditional zoning.
- 8) Twin Lakes is a long-standing community partner in the City and is committed to maintaining the project site in a professional manner similar to other areas of the campus within the City.
- 9) The amenity open spaces will create a sense of community and encourage walkability, creating a place for social and community interaction for the residents. These areas will be privately maintained by Twin Lakes in a professional manner.
- 10) Adequate lighting will be incorporated meeting the existing code as noted on the plan.
- 11) The proposed landscaping will be desirable and of high quality similar to other Twin Lakes recent projects.
- 12) The applicant will meet City and OEPA requirements related to storm water management.

**Twin Lakes – 10120 Montgomery Road**  
**DRAFT STATEMENT OF CONDITIONS & EXCEPTIONS**  
**ESTABLISHED AS THE STANDARDS IN THE PLANNED DEVELOPMENT**  
**DISTRICT**

**July 7, 2021**

**General Conditions for the PD**

1. The sidewalks along Montgomery Road shall be 7' 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. Buildings 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 adhere to the following:
  - a. Will 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. Twin Lakes will work with City Engineer to determine the best management practices that will be used to address NPDES Phase II regulations.

**Residential D-3 District**

The regulations for the D-3 zoning district will apply, with the following conditions and variations:

1. Buildings shall be set back from the right-of-way of Montgomery Road and Schoolhouse Lane a minimum of 35'.
2. A minimum landscaped buffer yard of 30' shall be maintained along Montgomery Road.
3. A minimum buffer yard of 30' shall be maintained along the north property line.
4. A buffer yard of 20' shall be maintained along the east property line.
5. Porches, covered or uncovered patios and balconies may encroach a maximum of 10' into any required buffer yard.
6. Fences up to a 6.25' in 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' 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'.

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 2.34 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. The following accessory structures and uses shall be permitted in Amenity Areas 1 and 2: benches, trellises, pergolas, patios, hardscape, and landscaping.
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' from Schoolhouse Lane.



# **General Development Plan Schoolhouse Lane**

**July 19, 2021**



# Introduction

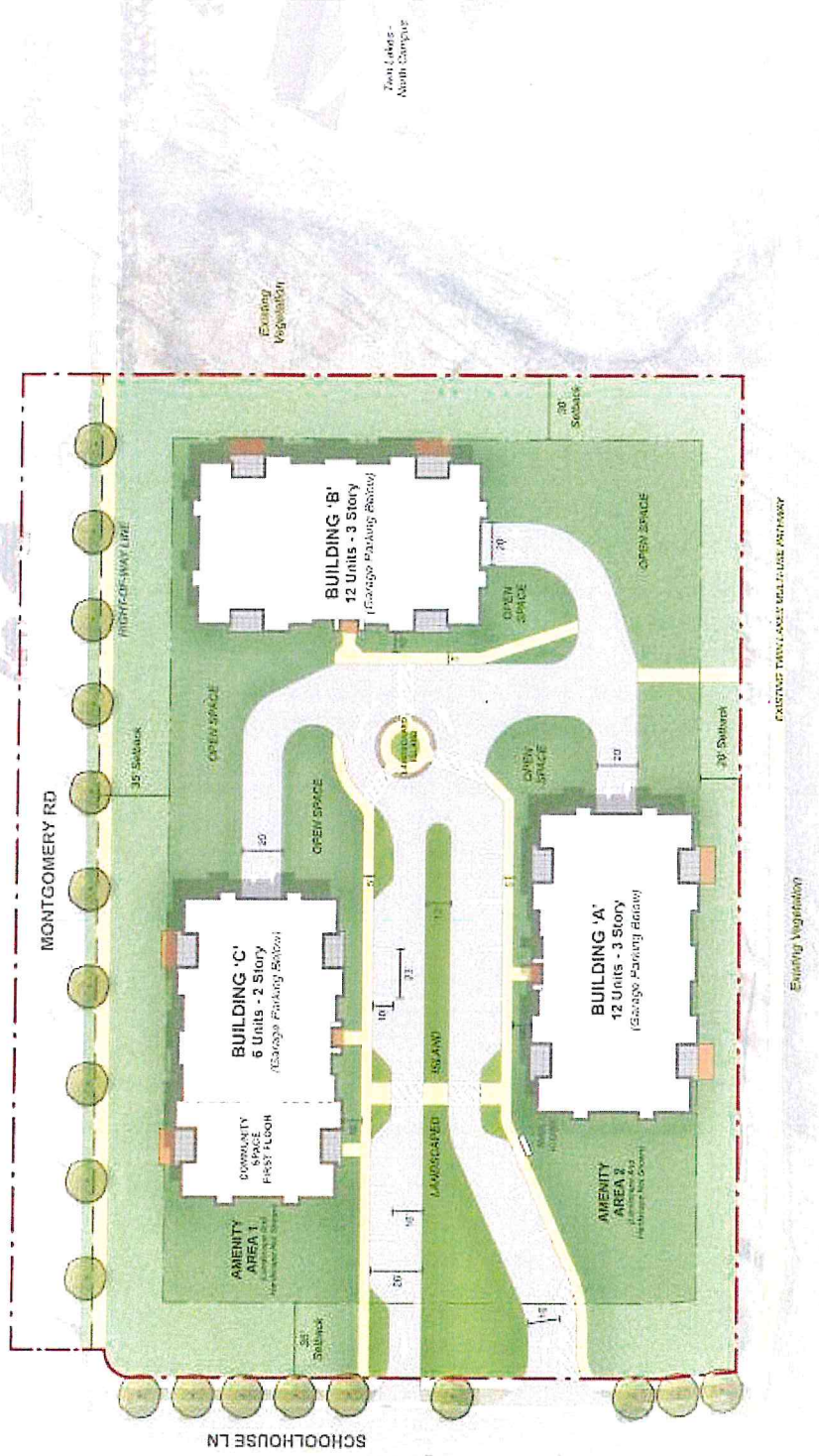


- Twin Lakes (TL) is in agreement with the Staff Report.
- The proposed development is in line with the Comprehensive Community Plan as stated in the Staff Report.
- The PUD application and GDP meets the general standards outlined in the zoning code, section 151.1306(d) which are the standards to be applied by the Planning Commission in review.
- TL desires to expand it's mission with the addition of 30 Flats located in 3 multi-story buildings at our property on Schoolhouse Lane in Montgomery.
- Current proposed plan is the result of over 18 months of work which included negative feedback on a former townhome design, additional market study, focus groups as well as a proof of concept meeting with the Planning Commission.
- TL thinks the application before the Planning Commission is the best and highest use for this parcel based current market demand factors.

# Site Plan



\*LANDSCAPE ELEMENTS ARE FOR ILLUSTRATIVE PURPOSES ONLY.



Scale: 1" = 50'



## TWIN LAKES - SCHOOL HOUSE LANE DEVELOPMENT

Planned Development & General Development Plan  
JULY 2023





# Site Plan Observations



- Proposed PUD overlay district allows for the most creativity, flexibility and efficiency in design.
- The proposed development acreage far exceeds the minimum required land area for a PUD of 2 acres.
- Perimeter setbacks meet or exceed underlying zoning requirements on all sides except the eastern property line which is buffered by the TL walking path and sanitary sewer easement. Due to easements an effective set-back of 60 ft. +/- is created which exceeds the minimum underlying zoning requirement.
- The amenity and open spaces are planned to be park like in nature.
- Building C located on Montgomery Road is less intense with only 2 stories. Buildings A and B are 3 stories.

# Mission



- Life Enriching Communities is a not-for-profit organization committed to the belief that everyone deserves the opportunity to live their best life.
- We provide exceptional everyday experiences in Christian community by:
  - Creating associate experiences that support, engage and empower
  - Delivering resident and customer experiences that exceed expectations
  - Setting and surpassing standards for quality and safety
  - Growing consistently in service and value
  - Producing expanded resources to extend our impact
- Benevolent Care – 2020 Total - \$1.6 million. Through May 2021 - \$829 K.

# Key Market Demand & Demographic Statistics

---



- Twin Lakes currently has over 100 Diamond Club members on a waiting list.
- An additional 145 qualified leads through 6/30 to supplement active lead base of over 2,000 prospects.
- Through June 30<sup>th</sup>, TL experienced over 32,000 clicks to our collection of Twin Lakes web pages.
- Projected Total population growth 75+ population from 2021-2026 is 2,095 (9.4%). Compared to Total All Population of 4,078 (1.3%).\*\*
- 75+ population is growing at over 7 times faster than the overall population and makes up over half of the total population growth.

\*\* Source – Claritas Pop-Facts Premier 2021 using Twin Lakes PMA of 16 zip codes.

## Tracy Henao

---

**From:** Randy Cooper <RC2@cooper-co.com>  
**Sent:** Friday, July 16, 2021 2:44 PM  
**To:** Tracy Henao  
**Subject:** Twin Lakes "School House Ln. Development"

Tracy,

I have reviewed the site plan recently mailed and want to share my support for the project.



The Myers Y. Cooper Company

### **Randy Cooper**

President

The Myers Y. Cooper Company  
9301 Montgomery Rd., Suite 2B  
Cincinnati, OH 45242  
(513) 248-8350  
(513) 248-8357 Fax  
[www.cooper-co.com](http://www.cooper-co.com)

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Formal adoption is noted by signature of the Clerk within the Minutes.*

**CITY OF MONTGOMERY  
PLANNING COMMISSION REGULAR MEETING  
July 19, 2021**

1  
2  
3  
4

<u>PRESENT</u>		
<u>GUESTS &amp; RESIDENTS</u>		<u>STAFF</u>
<b>Tyler Amicon</b> <b>Viox &amp; Viox</b> <b>602 Lila Avenue</b> <b>Milford, OH 45150</b>	<b>Greg Joseph</b> <b>Joseph Auto Group</b> <b>9770 Montgomery Rd, 45242</b>	<b>Tracy Henao, Assistant City Manager / Acting Community Development Director</b>  <b>Karen Bouldin, Secretary</b>
<b>C. Francis Barrett, Esq.</b> <b>Barrett &amp; Weber LPA</b> <b>120 E. 4<sup>th</sup> Street, Suite 1201</b> <b>Cincinnati, OH 45202</b>	<b>Craig Margolis</b> <b>Vice Mayor</b> <b>Montgomery City Council</b> <b>8270 Mellon Drive, 45242</b>	<u><b>BOARD MEMBERS</b></u> <b>Chairman Mike Harbison</b> <b>Dennis Hirotsu</b> <b>Vice Chairman Jim Matre</b> <b>Barbara Steinebrey</b> <b>Pat Stull</b>
<b>Alex Betsch</b> <b>Bayer Becker</b> <b>1404 Race Street, Suite 204</b> <b>Cincinnati, Ohio 45202</b>	<b>Sarah Rumpke</b> <b>10114 Woodfern Way 45242</b>	<u><b>BOARD MEMBERS NOT PRESENT</b></u> <b>Vince Dong</b> <b>Darrell Leibson</b>
<b>Kevin Bleichner, RA</b> <b>Elevar Design Group</b> <b>555 Carr Street</b> <b>Cincinnati, OH 45203</b>	<b>Mike Willenbrink, PE</b> <b>Principal</b> <b>Bayer Becker</b> <b>6900 Tylersville Rd., 45040</b>	
<b>Jon Homer</b> <b>Director of Business Development</b> <b>Life Enriching Communities</b> <b>(LEC)</b> <b>Twin Lakes</b> <b>6279 Tri-Ridge Blvd.</b> <b>Suite 320</b> <b>Loveland, OH 45140</b>		

5  
6  
7  
8  
9

**Call to Order**

Chairman Harbison called the meeting to order at 7:30 p.m. He reminded all guests and residents to sign in.

10  
11  
12  
13  
14

Chairman Harbison explained the process for this evening’s meeting to all guests and residents: “Ms. Henao reviews her 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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**Planning Commission Meeting**

July 19, 2021

15 The Commission discusses the application, and residents are not permitted to comment or  
16 question during this discussion. The Commission will then decide to table, approve or deny the  
17 application. Chairman Harbison asked all attending to turn off all cell phones.

18  
19 **Roll Call**

20  
21 *The roll was called and showed the following vote:*

22  
23 *AYE: Mr. Stull, Mr. Hirotsu, Ms. Steinebrey, Mr. Matre, Chairman Harbison (5)*

24 *NAY: (0)*

25 *ABSENT: Mr. Leibson, Mr. Dong (2)*

26 *ABSTAINED: (0)*

27  
28 **Guests and Residents**

29 There were no guests or residents who wished to speak about items that were not on the agenda.  
30

31 **Old Business**

32 There was no old business to discuss.  
33

34 **New Business (a)**

35 *An application from 9722 Montgomery Road, LLC for Final Development Plan approval for*  
36 *the expansion of Performance Audi at 9678 Montgomery Road.*

37  
38 **Staff Update**

39 Ms. Henao reviewed the Staff Report dated July 15, 2021, "Application for Audi Connection –  
40 Final Development Approval at 9678 Montgomery Road." She pointed out certain topics on the  
41 drawing that was shown on the wide screen. Ms. Henao stated that she had not received any  
42 phone calls or emails regarding this project.

43  
44 Mr. Hirotsu asked if the detention basin was required to meet compliance or if was a suggestion.  
45 Ms. Henao stated that it was required by the Hamilton County Stormwater Regulations.  
46

47 There were no other questions. Chairman Harbison asked if the applicant wished to speak.  
48

49 **C. Francis Barrett, Barrett & Weber LPA, 120 E. 4<sup>th</sup> Street, Suite 1201, Cincinnati, OH**  
50 **45202** stated that he represented the Audi Connection. He introduced others in attendance:

51 Mr. Greg Joseph, Kevin Bleichner, representing Elevar Design Group, responsible for the  
52 architectural work, and Tyler Amicon, representing Viox & Viox, responsible for the site  
53 engineering.  
54

55 Mr. Barrett stated that the applicant worked with Staff and was able to meet all the 9 conditions.  
56

57 Mr. Barrett stated that regarding stormwater detention / stormwater management, Mr. Tyler  
58 Amicon has advised that he can bring the site into compliance.  
59

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**Planning Commission Meeting**

July 19, 2021

60 Regarding the issue of the lighting, Mr. Barrett stated that, based on the recommendation of their  
61 design group, they would like to not put in a second set of light poles on the southern side of the  
62 site. They are proposing to use the existing poles and add more light fixtures.

63

64 Over a period of weeks, Mr. Barrett stated that he had worked with Mr. Donnellon, the Law  
65 Director, and Ms. Henao, regarding the conditions of ownership and management and everyone  
66 has signed off. They have met the requirements. He asked for any questions. There were none.

67

68 **Greg Joseph, Joseph Auto Group, 9770 Montgomery Rd, 45242** thanked the Planning  
69 Commission and Staff for all of the work they have done.

70

71 Chairman Harbison asked if any guests or residents wished to speak; there were none.

72

73 Chairman Harbison closed the meeting for public comment. He asked the Commission for  
74 comments.

75

76 Mr. Stull was in favor of this application and felt that the applicant has worked hard to meet  
77 compliance and the Commission's suggestions. Mr. Hirotsu agreed.

78

79 Ms. Steinebrey felt that the change in the landscaping would be extremely nice. It will be much  
80 improved along Montgomery Road. She thought it was tremendous that they would use the  
81 same lighting between the two properties. She commended them on a great job.

82

83 Mr. Matre agreed with the other Commission members and commended the applicant for  
84 complying with the Commission's suggestions.

85

86 Chairman Harbison was in favor of this application. He liked the landscaping and the larger  
87 groups of trees because he felt it would make it a better visual package and help prevent tree  
88 leaves and branches from hitting the cars – which causes a maintenance issue for the dealership.  
89 He believed it would soften the look.

90

91 ***Mr. Matre moved to approve the application from 9722 Montgomery Road, LLC for the Final***  
92 ***Development Plan for the expansion of Performance Audi at 9678 Montgomery Road, in***  
93 ***accordance with the conditions set forth in the Staff Report dated July 15, 2021. These***  
94 ***conditions are:***

95

- 96 1. ***The applicant must comply with the specific conditions for a conditional use***  
97 ***permit listed in Section 151.2007(B) and (W) for auto dealerships and vehicle***  
98 ***repair facilities.***
- 99 2. ***A Final Development Site Plan in compliance with the approved General***  
100 ***Development Plan be reviewed and approved by the Planning Commission prior***  
101 ***to issuance of any permits.***
- 102 3. ***Until such time as the parcels are either consolidated or under common***  
103 ***ownership, this Application to allow Parcel 1/9722 to be used as***  
104 ***Automobile/Truck Sales Agency and Automobile/Truck Rental Agency,***

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**Planning Commission Meeting**

July 19, 2021

- 105                    *Conditional Use, is hereby approved, subject to the following condition: Parcel*  
106                    *1/9722 may be used for Automobile/Truck Sales Agency and Automobile/Truck*  
107                    *Rental Agency, so long as both Hamilton County Auditor's Parcel Number 603-*  
108                    *0002-0023 (Parcel 1/9722) and Hamilton County Auditor's Parcel Number 603-*  
109                    *0002-0039 (Parcel 2/Audi Connection) are used generally as a single*  
110                    *Automobile/Truck Sales Agency and Automobile/Truck Rental Agency*  
111                    *operating under the same business entity. Parcel 1/ 9722 may not be separated*  
112                    *from common control, nor used as a separately approved Conditional Use as an*  
113                    *Automobile/Truck Sales Agency and Automobile/Truck Rental Agency without*  
114                    *the common control of the Conditional Use by the permit holder of Parcel*  
115                    *Hamilton County Auditor's Parcel Number 603-0002-0039. Without common*  
116                    *control, or the separate transfer or sale or Parcel 1/9722 from the common*  
117                    *operations of the Conditional Use, this approved Conditional Use for Parcel*  
118                    *1/9722 shall automatically terminate. Consistent with the Montgomery Zoning*  
119                    *Code the Terms and Duration of the Conditional Use Permit apply to the*  
120                    *approved Conditional Use.*
- 121                    *4. Drive aisles be free of parked vehicles in order to allow for safe access and*  
122                    *circulation across to the site for customers and safety services.*
- 123                    *5. All vehicles for customers, employees and inventory shall be parked on-site with*  
124                    *no additional parking on surrounding properties.*
- 125                    *6. No loading/unloading of vehicles on Montgomery Road shall be permitted.*
- 126                    *7. Inventory and display vehicles shall be parked on identified paved pads or in*  
127                    *identified parking stalls only. Display pads shall be limited to nine motor*  
128                    *vehicles as shown on the site plan.*
- 129                    *8. No inventory shall be parked in spaces reserved for customer parking.*
- 130                    *9. Installation of sidewalk along Montgomery Road in compliance with the*  
131                    *Montgomery Road sidewalk standards.*
- 132                    *10. The site at 9722 Montgomery Road be brought into compliance with the*  
133                    *Hamilton County stormwater regulations and the stormwater management*  
134                    *construction drawings shall be approved by the City Engineer.*
- 135                    *11. Installation and maintenance of one stormwater best management practice for*  
136                    *the property located at 9722 Montgomery Road as approved by the City*  
137                    *Engineer.*
- 138                    *12. The final grading plans shall be approved by the City Engineer.*
- 139                    *13. The final design for the sidewalk shall be reviewed and approved by the City*  
140                    *Engineer and the Public Works Director.*
- 141                    *14. The lighting plan utilizing shared light poles shall be in effect so long as Audi*  
142                    *Connection and Columbia Chevrolet are used simultaneously as automobile*  
143                    *dealerships.*
- 144                    *15. The Final Photometric Plan be reviewed and approved by the Community*  
145                    *Development Director prior to issuing any building/zoning permits.*
- 146                    *16. All light poles to be put on a timer to reduce the average footcandles in the*  
147                    *overnight hours as required by Schedule 151.3213(C)(ii).*
- 148                    *17. The existing ground-mounted sign for the property at 9722 Montgomery Road*  
149                    *be removed.*



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**Planning Commission Meeting**

July 19, 2021

150

151 **Mr. Hirotsu seconded the motion.**

152

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

154

155 **AYE: Mr. Stull, Ms. Steinebrey, Mr. Matre, Mr. Hirotsu, Chairman Harbison (5)**

156 **NAY: (0)**

157 **ABSENT: Mr. Dong, Mr. Leibson (2)**

158 **ABSTAINED: (0)**

159

160 **This motion is approved.**

161

162 **New Business (b)**

163 **An application from Twin Lakes for a Planned Development Overlay District (PD) to be**  
164 **established for the 3.8 acres of property along Montgomery Road at 10120 Montgomery Road**  
165 **to develop thirty independent living units in three buildings.**

166

167 **The applicant is also requesting approval of a General Development Plan (GDP) for the**  
168 **project.**

169

170 **Staff Update**

171 Ms. Henao reviewed the Staff Report dated July 16, 2021, "Application for Planned  
172 Development Overlay and General Development Plan Approval for a Multi-Family Residential  
173 Planned Development at 10120 Montgomery Road." She showed the drawings on the wide  
174 screen to all guests and residents, and referred to some items, as she spoke. She stated that she  
175 had not received any phone calls, but did receive one email regarding this project from  
176 Mr. Randy Cooper, President of The Myers Y. Cooper Company, who was in support of this  
177 project. She asked for any questions.

178

179 Regarding the last paragraph on Page 5 of the Staff Report, Mr. Matre asked for clarity on the  
180 width of the access drives - what was the difference between 15 feet and 16 feet. Ms. Henao  
181 stated that the Zoning Code states that the maximum width for each lane of an access drive is 15  
182 feet however, 16 feet was being proposed. The Code states that the total drive cannot exceed 40'  
183 in width, which this plan meets. She stated that if the Planning Commission felt this was not an  
184 issue, they could simply add this as an exception in the list of Conditions and Exceptions.  
185 Chairman Harbison stated that the intention of the 15-foot limit per land was to prevent wide  
186 drives.

187

188 Mr. Matre felt that this was quite unique because it was a boulevard – one way in, one way out.

189

190 Mr. Hirotsu asked for the differences between a Planned Development Overlay versus the  
191 current zoning. Ms. Henao stated that if this was done under straight zoning, it would allow 6  
192 units/acre, and the application is proposing a little under 9 units per acre. So the PD Overlay  
193 allows for extra density, but it also requires 20% open space, which is not required in straight

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## **Planning Commission Meeting**

July 19, 2021

194 zoning. In this situation, the applicant is also proposing a feature on the corner of Schoolhouse  
195 Lane and Montgomery Road to enhance that corner, which is something that is not required.

196

197 Mr. Hirotsu asked if, in instances that we offer exceptions relative to a neighbor like Indian Hill,  
198 if we consulted them, or if it was just our purview. Ms. Henao stated that Indian Hill was aware  
199 of the application, and they have a copy of the application. Staff had also spoken to her Indian  
200 Hill counterpart, and he did not have any objections the development.

201

202 Mr. Stull asked to see the location of the extra 14 parking spaces. Ms. Henao showed all on the  
203 wide screen, the location of the spaces on the General Development Plan. Due to the fact that  
204 some of the guest spaces are on-street, Mr. Stull felt that would be a good reason to have the  
205 drive a little wider. Chairman Harbison pointed out that those parking spaces would be mostly  
206 for the guests because the residents had underground parking.

207

208 Mr. Stull asked if the residential parking would all be under the buildings. Ms. Henao stated that  
209 they would all have 2 parking spaces per unit.

210

211 Ms. Henao stated that the applicant was proposing a list of Conditions and Exceptions dated July  
212 7, 2021. She noted that some of these are like the conditions and exceptions that the City has  
213 used for the Vintage Club, Orchard Trail, and most recently, the Villas of Montgomery. She felt  
214 that these conditions and exceptions were a bit easier because Twin Lakes will maintain  
215 ownership of the entire project instead of parceling out the units. Therefore, there isn't a need  
216 for a lot of exceptions to setbacks. Most of the setback exceptions are to allow for slight  
217 encroachments for decks, patios, bay windows, stairwells, etc.

218

219 Chairman Harbison stated that we do not need an equivalency for these setbacks this is because it  
220 is a Planned Development, not straight zoning. Ms. Henao confirmed, noting that these  
221 Conditions and Exceptions essentially become the zoning regulations for this development.

222

223 Chairman Harbison asked if there were any more questions from the Board, and there were none.  
224 He asked if the applicant wished to speak.

225

226 **Jon Homer, Director of Business Development, Life Enriching Communities (LEC), Twin**  
227 **Lakes, 6279 Tri-Ridge Boulevard, Suite 320, Loveland, OH 45140** introduced two Bayer  
228 Becker engineers: Alex Betsch and Mike Willenbrink.

229

230 Mr. Homer thanked Staff for all of their help, noting that Twin Lakes is in agreement with the  
231 Staff Report, as presented this evening. Mr. Homer stated that they have addressed the General  
232 Standards that are outlined in the Code.

233

234 Mr. Homer explained that in general, Twin Lakes was trying to expand their mission. This was  
235 their last parcel in Montgomery, and it has taken over 18 months to get to this point. They feel  
236 that this is the best use of this parcel – taking into consideration, the current market climate, as  
237 well.

238

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## **Planning Commission Meeting**

July 19, 2021

239 Their mission is to provide for their residents, their best life. Their mission statement is:  
240 We provide exceptional everyday experiences in Christian community. He felt that this  
241 development was one of the ways they accomplish their mission. He stated that they felt they  
242 were the best, the premier provider in the City, through high standards, quality and safety. Mr.  
243 Homer felt it was important for people to know their mission.

244

245 He explained that they were a non-profit, which means: When you move into their campus, if  
246 something happens, and you run out of money, you are not moved out. Benevolent care: last  
247 year (2020), Twin Lakes provided over \$1.6 million in benevolent care to their residents. He felt  
248 that was a very important part of what they do / offer. He stated that so far in 2021, they have  
249 provided \$829,000.

250

251 Mr. Homer stated that there is a strong market demand for this product. They have over 100  
252 people on their "Diamond Club Waiting List". This requires a \$5,000 deposit that people put  
253 down just to get on the list. He noted that it would apply toward the entrance fee if they moved  
254 in; but it did not get returned if they didn't move in. Mr. Homer shared more information on  
255 their statistics.

256

257 He asked for approval for the General Development Plan from the Commission.

258

259 Chairman Harbison asked if there were any questions from the Commission.

260

261 Mr. Hirotsu asked if they expected any water issues, given all of the complexities of the  
262 stormwater running beneath this project.

263

264 **Mike Willenbrink, PE, Principal, Bayer Becker, 6900 Tylersville Rd., 45040** was confident  
265 with their general plan, at this time. He stated that the water will drain from the south to the  
266 north. Their plan meets all requirements of Hamilton County, as well as the City's. He noted  
267 that they will probably split the drainage -- some may go towards Montgomery Road, around  
268 Building B on the west side, and some will go on the east side of Building B -- both draining to  
269 the north.

270

271 Mr. Willenbrink felt that they would likely use an underground detention system, but they may  
272 utilize an above ground detention system in the northeast corner. This was still being discussed.  
273 He explained that there will be much more detail with the Final Development Plan.

274

275 Mr. Hirotsu had concerns that if the plan was approved now, that once they determined the  
276 details of the stormwater management plan, the Commission would see a very different plan  
277 three months from now.

278

279 Mr. Willenbrink stated that they were required to meet the general standards of this General  
280 Development Plan. He stated that they were able to utilize stormwater piping to direct the water  
281 where they want it to go. For instance, the two catch basins on Schoolhouse Lane outlet into the  
282 middle of the site. They will pick that up with a storm pipe, and pipe it to the north, and around

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## **Planning Commission Meeting**

July 19, 2021

283 Building B. Mr. Willenbrink acknowledged that there are always challenges, but he was  
284 confident that they would meet the stormwater requirements and stay within the footprint.

285  
286 Chairman Harbison liked the site lines, he felt that they allowed pedestrians to look up and see  
287 nice homes. He was in favor of this proposal.

288  
289 Ms. Steinebrey was concerned with Building B and thought it felt too large to be on  
290 Montgomery Road. She asked if they could take one story off of it, and make Building C a little  
291 longer. She felt Building B was too close to Montgomery Road since it was a three-story  
292 building and pointed out that, as you travel down Montgomery Road, there is no other place with  
293 a three-story building that close to the road. She stated that she felt it would just jump out at  
294 you; that it may look like an eyesore.

295  
296 Mr. Homer stated that Building B was turned perpendicular to Montgomery Road; he showed  
297 that it was at least 35 feet from Montgomery Road, and even 20 feet to the east. They will  
298 actually be 45 feet from Montgomery Road. He pointed out that there will also be landscaping  
299 along Montgomery Road.

300  
301 Chairman Harbison suggested moving the building further away from Montgomery Road and  
302 flipping the underground garage opening to the other side, because of the topography. He stated  
303 that it would allow the underground access, and might reduce the impact, if you move it back a  
304 little bit further. Mr. Homer stated that the reason they were entering in on that side, was  
305 because it is lower, and enabled them to get underneath the building. The west side would be a  
306 bit of a problem for an underground parking garage.

307  
308 Chairman Harbison felt if you could move it back even 5 feet, it would give it a nice gradual site  
309 line.

310  
311 Mike Willenbrink stated that another challenge was grading - they have roughly an 11 foot  
312 difference from the first floor to the lower level. In a typical house, you don't have that much.  
313 He showed members on the wide screen, how they would grade the drive down, but because of  
314 the parallel parking, it will still be relatively flat in the front. They will continue to make it a  
315 slow grade to ensure water would not flow into the garage. He explained details to the members,  
316 and pointed them out on the wide screen. There was more discussion.

317  
318 Regarding Building B, Mr. Willenbrink was not sure if they could move it back 5 feet, but he  
319 would investigate it, also noting that they needed to maintain a certain slope to allow for safety  
320 service vehicles to enter the garage. Ms. Henao stated that there is some landscaping area where  
321 they could put in some shade trees that would soften the site line, as you travel north on  
322 Montgomery Road. Mr. Willenbrink stated that he would look into 5 foot change, and could let  
323 the Commission know at the Final Development Plan.

324  
325 Mr. Stull didn't feel it would be an issue.

326

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**Planning Commission Meeting**

July 19, 2021

327 Ms. Henao reminded the Commissioners that even if this was not a Planned Development, that a  
328 building 45 feet in height was permitted in the district. She noted that it was actually only 10  
329 feet higher than what is allowed for a single-family home.

330  
331 Chairman Harbison asked if the applicant would investigate it moving Building B back 5 feet.  
332 Mr. Willenbrink stated that he would attempt to look at it right now.

333  
334 Chairman Harbison asked if any guests or residents had any questions or comments.

335  
336 **Sarah Rumpke, 10114 Woodfern Way, Montgomery, OH 45242** asked if the Overlay  
337 permanently travelled with the community – for example, if Twin Lakes sold the property to be  
338 redeveloped, would those rules still apply. Ms. Henao stated that the overlay district would  
339 remain in place for project.

340  
341 Ms. Rumpke agreed with Ms. Steinebrey, that 3 stories was quite a tall building to see when you  
342 were entering a residential community. She felt it was a really tall building, and liked the idea of  
343 2 stories, when you were approaching a residential community. She asked if they could bury the  
344 3 story building further down, into the grade.

345  
346 Ms. Rumpke was also concerned about the building materials that would be used. It was her  
347 understanding that Montgomery did not have any say in the choice of exterior building materials.  
348 She asked if the applicant would present these materials at some point, for residents to have a say  
349 in what it would look like. Her intention was that it would be appropriate for a residential area.

350  
351 Ms. Rumpke spoke on behalf of herself and her neighbors on Forestglen, when expressing that  
352 there was much alarm regarding stormwater mitigation. She stated that it would directly affect  
353 them because that swale comes from Forestglen. They were concerned with water back-up in  
354 their basements.

355  
356 Ms. Rumpke lastly wanted to remind the Commission that most people who move into Twin  
357 Lakes do not have earned income and are not contributing earned income tax to the City of  
358 Montgomery.

359  
360 Chairman Harbison stated that the Commission did look at building materials. Ms. Henao  
361 pointed out that the Commission will review building materials at the Final Development Plan  
362 stage; however, this property is not subject to the Montgomery Road Commercial Corridor  
363 Design Guidelines, which ends south of Schoolhouse Lane. She added that that in her  
364 discussions with Twin Lakes, they plan to have similar building materials to their main campus  
365 and villa homes. Ms. Henao believed they would be high quality. Ms. Rumpke appreciated that.  
366 Ms. Henao noted that Twin Lakes will have the building materials, as well as the elevations, at  
367 the Final Development Plan meeting so Ms. Rumpke could see it in more detail.

368  
369 Ms. Rumpke was also concerned about the people who were building in the Meadows of  
370 Peterloon, albeit was in the Village of Indian Hill. She asked if the buyers of those two lots were  
371 aware that a 3 story building was proposed right in front of them. Ms. Henao stated that the City

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## **Planning Commission Meeting**

July 19, 2021

372 has sent notifications to anyone who resides within 300 feet of this application and that included  
373 the new owners of Lots 1-3.

374

375 Ms. Rumpke asked if the developer could address how the land will be graded. Ms. Henao  
376 showed her on the wide screen, and explained, noting there will be some excavation as well.

377 Mr. Willenbrink also explained their thoughts about grading and drainage at this point and noted  
378 that they will meet the requirements.

379

380 Mr. Homer stated that per Mr. Willenbrink's calculations they would be able to slide Building B  
381 5 feet to the west and this would be shown in the Final Development Plan.

382

383 Ms. Steinebrey was delighted and appreciated that they had addressed her concern so quickly.  
384 She pointed out that with every project Twin Lake have previously done, the landscaping was  
385 spectacular. She knew they would do a great job with landscaping on this project as well.

386 Chairman Harbison agreed, stating that Twin Lakes was one of the few that maintained their  
387 landscaping without needing a nudge.

388

389 Chairman Harbison closed the meeting to the public comment and asked the Commission for  
390 their thoughts.

391

392 Mr. Stull and Mr. Hirotsu stated that they were in favor of this application.

393

394 Ms. Steinebrey loved the design of one-way in and one-way out. She thought that this would be  
395 a great look. Chairman Harbison agreed, it should allow for a good traffic flow.

396

397 Mr. Matre was in favor of 16 feet in width for the driveways instead of the 15 feet. Mr. Stull  
398 agreed. Ms. Henao stated that if all of the Commissioners agreed with this, they could add a  
399 statement under the General Conditions for the Planned Development, that the entry drive shall  
400 be 16 feet in width.

401

402 Mr. Hirotsu didn't think this needed to be 16 feet, when the Vintage Club was only 15 feet.

403 Ms. Henao felt that the entryway at the Vintage Club was significantly wider, maybe about 24 on  
404 each side. She noted that 15-foot requirement was for a residential use and not a commercial,  
405 mixed use project.

406

407 Mr. Homer stated that they had a potential solution. Mr. Willenbrink stated that right now, they  
408 have the driveway, with parallel parking off to the side of it. One approach could be to increase  
409 the islands, to get the 15 feet in the islands, and put the extra foot for the parallel parking.

410

411 Mr. Hirotsu was more concerned about setting precedent, and now that he understood this would  
412 not be the case, he no longer had any concern in agreeing with 16 feet.

413

414 All Commission members agreed with the 16 feet.

415

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**Planning Commission Meeting**

July 19, 2021

416 **Mr. Matre moved that the Planning Commission recommend that City Council approve the**  
417 **Planned Development Overlay and the list of Conditions and Exceptions and approve the**  
418 **General Development Plan with the following conditions:**

419

420 **1. A Final Development Site Plan, in compliance with the approved General Development**  
421 **Plan, be reviewed and approved by the Planning Commission prior to issuance of any**  
422 **permits.**

423

424 **2. Building B will be setback 50' from Montgomery Road.**

425

426 **3. Access to the site shall be from the boulevard entrance off Schoolhouse Lane with no**  
427 **new curb cuts on Montgomery Road, as shown on the General Development Plan dated**  
428 **July 7, 2021.**

429

430 **4. An exception be made in the List of Conditions and Exceptions to allow for the width of**  
431 **the access drives off Schoolhouse Lane to be a maximum of 16' in width in compliance**  
432 **with the General Development Plan dated July 7, 2021.**

433

434 **Mr. Steinebrey seconded the motion.**

435

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

437

438 **AYE: Mr. Hirotsu, Ms. Steinebrey, Mr. Matre, Mr. Stull, Chairman Harbison (5)**

439 **NAY: (0)**

440 **ABSENT: Mr. Leibson, Mr. Dong (2)**

441 **ABSTAINED: (0)**

442

443 **This motion is approved.**

444

445 **Staff Report**

446 Ms. Henao reported on the following topics:

447

448 **Montgomery Quarter:** There will be a closure on Montgomery Road, at the roundabout.  
449 It will start late this Friday night and all-day Saturday, reopening early on Sunday.

450

451 They are putting together a request for qualifications for looking at the landscaping for  
452 the center of the roundabout, as well as for the landscaping leading up to the roundabout.

453

454 They are beginning discussions about programming the park at Montgomery Quarter,  
455 which should be open by the late spring of 2022.

456

457 **DORA event:** planned for Saturday, August 21 from 6 p.m. to 9 p.m., on Remington  
458 Road from Montgomery Road to the Montgomery Public House driveway.

459 There will be a food truck and band. You can walk around with drinks outside, and

460 there will be some games as well.

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## **Planning Commission Meeting**

July 19, 2021

461

462

Next Planning Commission meeting: nothing for August 1. The Joseph team / Chevrolet Final Development Plan will not be ready until September.

463

464

465

Community Director candidate: hope to be able to announce a new hire within the next 2 weeks.

466

467

468

Mr. Matre asked why Weller Road will be closing. Ms. Henao stated that the Ohio Department of Transportation is replacing the bridge over I-275 on Weller Road, and it must be closed during construction.

469

470

471

### **Council Report**

472

Vice Mayor Margolis wanted to thank the Commissioners who helped out on Saturday – for such a great event. He thanked Staff for organizing the event and having the foresight to hold an event when much of the events in the northeast part of Cincinnati are still cancelled due to the pandemic.

473

474

475

476

477

478

Vice Mayor Margolis noted that he had the honor of welcoming Mr. Dong and Mr. Matre to the Volunteer Walk of Fame. He congratulated Ms. Steinebrey, as well. He thanked them for their attentiveness to our community and their time on this Commission. He reported that their bricks on the walk of fame were well-deserved.

479

480

481

482

Vice Mayor Margolis stated that a comment was made tonight about people who do not pay earnings tax to the city, and shared that he and his wife fit in that category. He pointed out that while they don't pay earnings tax, they still pay their real estate tax, as does Twin Lakes. He stated that we have to watch out when residents try and hold people in different categories for some sort of reason. He reminded Commissioners that it is not the purview of this Commission. Your purview is to determine the request, based on how the plan fits into the community; and as Ms. Steinebrey also brought up – the look and feel of the project.

483

484

485

486

487

488

489

490

Mr. Margolis stated that on Wednesday they will be teeing up for the following week, regarding legislation that will consolidate the two access points at 9305 and 9321 Montgomery Road (Avis Rental and Dunkin locations) into one access point. Eliminating curb cuts does so much to help with the safety of pedestrians and vehicular traffic. He noted that anytime the Planning Commission was able to accomplish this, it was a plus.

491

492

493

494

495

496

Mr. Margolis will attend the Strategic Plan Retreat, to be held at the end of August. He stated that this was also the end and the simultaneous beginning of a 5-year strategic plan.

497

498

499

At the last Planning Commission meeting, Mr. Margolis had a conversation with a guest who was a resident from Indian Hill, and had a major concern about our Montgomery Quarter project. The resident described a rumor that had been circulating that the project was several feet into Indian Hill, and the neighbors said they didn't understand why Indian Hill didn't support their property rights. Mr. Margolis checked into this with Staff, only to find out that the project was fully on Montgomery property. He then relayed this information to the Indian Hill resident.

500

501

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503

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505



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**Planning Commission Meeting**

July 19, 2021

506 Mr. Margolis referred to a recent Landmarks meeting, where a lengthy discussion focused  
507 around windows – for the Montgomery Quarter apartments. Ultimately, they did not approve of  
508 the samples shown, and are still in search of something that replicates the look and feel of wood.  
509

510 Mr. Margolis asked if anyone had any questions.  
511

512 Mr. Hirotsu asked if there was any insight on the dilemmas that the City faces at the upcoming  
513 Strategic Plan. Mr. Margolis stated that he would bring it back to this Commission when he gets  
514 the big picture.  
515

516 **Approval of Minutes**

517 Mr. Matre moved to approve the minutes of May 3, 2021, as written.

518 Mr. Stull seconded the motion. The Commission unanimously approved the minutes.  
519

520 **Adjournment**

521 Mr. Hirotsu moved to adjourn. Mr. Steinebrey seconded the motion.

522 The meeting adjourned at 9:20 p.m.  
523  
524  
525  
526  
527  
528  
529

530 \_\_\_\_\_  
531 Karen Bouldin, Clerk

530 \_\_\_\_\_  
531 Michael Harbison, Chairman

530 \_\_\_\_\_  
531 Date

532 /ksb