

## AGENDA

THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION  
Room 805, County Administration Building  
138 East Court Street  
Cincinnati, OH 45202

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**DECEMBER 4, 2014**

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**Administrative Session – 12:30 PM**  
**Development Review Session – 1:00**

Merrie Stillpass, Chairperson/Presiding Officer

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### 1. ADMINISTRATIVE SESSION

SESSION CALLED TO ORDER

ROLL CALL OF COMMISSIONERS

ADMINISTRATIVE ACTIONS:

- A. ADMN 38: Disposition of Minutes, October 1, 2014 Regular Meeting
- B. ADMN 39: Disposition of Minutes, November 6, 2014 Regular Meeting
- C. ADMN 40: RPC Financial Report
- D. ADMN 41: Election of 2015 OKI Representative
- E. ADMN 42: Reschedule January 2015 Regular Meeting from January 1 to January 8
- F. ADMN 43: Authorization of Memorandum of Understanding with Metropolitan Sewer District

Discussion and recommendation for 2015 RPC Officers (appointment January, 2015)

PROGRAM REPORTS:

Zoning Services	Systems / Data Products
Planning Partnership	Community Planning
Community Development	OKI Board of Trustees
Other Reports	

### 2. DEVELOPMENT REVIEW SESSION

SESSION CALLED TO ORDER

TOWNSHIP ZONING MAP AMENDMENT

- A. NAME: Anderson 2014-05; S.E.M. Manor  
REQUEST: Substantial Modification of the existing DD Planned Multiple Residence District  
PURPOSE: To allow construction of an addition to the rear of the existing two-story residence with reconfigured access and parking  
APPLICANT: Richard Pansiera, agent for S.E.M. Manor, Inc. (applicant), S.E.M. Manor, Inc. (owner)  
LOCATION: 1348 Pebble Court, at the southern terminus of the Pebble Court cul-de-sac, west of Nagel Road (Book 500, Page 201, Parcel 283)  
TRACT SIZE: 5.38 acres
- B. NAME: Colerain ZA2014-06; 6260 Colerain Commercial Daycare  
REQUEST: From: R-6 Residential  
To: PD-B Planned Development Business  
PURPOSE: To allow for a mixed-use commercial day care and residence within the existing home, parking, a walkway and fencing  
APPLICANT: Jessica Smith-Allan (applicant), Cedarhill LLC (owner)  
LOCATION: 6260 Colerain Avenue, on the southeast corner of the Colerain and Byrneside intersection (Book 510, Page 74, Parcel 31 & 433)  
TRACT SIZE: Approximately .41 acres (gross)

- C. NAME: Colerain ZA2014-07; Kroger  
REQUEST: From: B-2 General Business District, R-4 Suburban – Medium Residential District and PD-B Planned Development Business  
To: PD-B Planned Development Business  
PURPOSE: To allow the construction of an approximate 134,000 square-foot Kroger building and associated parking with a Kroger Fuel Center  
APPLICANT: Steve Dragon, Vandecar (applicant); David C & Kimberlee H Sandusky, Herbert & Lia A Schock, Emily I Emmons, Darla @ 4 Sears, Gregg D Freeland, JFD Realty LLC, Eli & Marilyn Garrett, Frank Seminara, Charles & Tara N Rosselot, Daniel E & Bryon A Roos, Jeffrey S Clark, Minna K @3 Marinko, Grace C TR Beischel and Beischel Investments LP (owners)  
LOCATION: On the northwestern corner of the intersection of Colerain Avenue and Springdale Road, including a portion of Yellowstone Drive (Book 510, Page 103, Parcels 8-13, 18-22, 26-28, 95 and 202)  
TRACT SIZE: 14.76 acres

TOWNSHIP ZONING TEXT AMENDMENT:

- A. NAME: Colerain ZA2014-08; Text Amendments  
REQUEST: To revise the Colerain Township Zoning Resolution to clarify zoning enforcement criteria language  
PURPOSE: To amend Article 5 – Section 5.3 to clarify that zoning violations are considered minor misdemeanors  
INITIATED BY: Board of Trustees of Colerain Township

**3. ADJOURNMENT**

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NOTE: Individuals with disabilities requiring special accommodations to participate in or attend any meeting or hearing should call the Planning & Development Department at 946-4550 seven days prior to the meeting.

>>>>FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM, PLEASE CALL 946-4550<<<<