

## AGENDA

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

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APRIL 2, 2015

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**Administrative Session – 12:30 PM**  
**Public Hearing – 1:00 PM**  
**Development Review Session – immediately following Public Hearing**

James Obert, Chairperson/Presiding Officer

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### 1. ADMINISTRATIVE SESSION

SESSION CALLED TO ORDER  
ROLL CALL OF COMMISSIONERS

#### ADMINISTRATIVE ACTIONS:

- A. ADM10: Disposition of Minutes, March 5, 2015 Regular Meeting
- B. ADM11: RPC Financial Report
- C. ADM12: Green Township Contract for Planning Services
- D. ADM13: MSD Contract for Planning Services

#### PROGRAM REPORTS:

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

### 2. DEVELOPMENT REVIEW SESSION (1:00 PM)

SESSION CALLED TO ORDER

#### SUBDIVISION VARIANCE:

- A. NAME: Green 15-01; Mulch Lot/Gary Rains Body Shop Subdivision Variance
- REQUEST: To divide the parcel into two lots with the northern most parcel containing Gary Rains Body Shop using the adjacent Frondorf Avenue stub street as legal frontage
- PURPOSE: To split one lot into two lots with frontage
- APPLICANT: Gary N Rains (owner); Jamie Bettis, The Mulch Lot (applicant)
- LOCATION: Green Township: 6500 Glenway Avenue; on the eastern side of Glenway Avenue (Book 550, Page 120, Parcel 442)

#### COUNTY ZONING MAP AMENDMENT:

- A. NAME: Miami 2015-01; Miami Heights Square
- REQUEST: From: "A-2" Single-family Residence  
To: "EE" Planned Retail
- PURPOSE: To construct a 3-building commercial development containing restaurant, retail and office space with 199 parking spaces
- APPLICANT: Rakesh Ram, City View, LLC. (applicant); Three Rivers Local School District BOE (owner)
- LOCATION: Miami Township: 7670 Bridgetown Road; on the east side of the intersection of Bridgetown Road and Jandaracres Drive - site of former Three Rivers School (Book 570, Page 40, Parcel 27)

TOWNSHIP ZONING MAP AMENDMENT:

- A. NAME: Colerain ZA2015-02; 3672-3720 Springdale Road  
REQUEST: From: "R-4" Residential  
To: "B-2" General Business District  
PURPOSE: To rezone and develop the property for commercial use  
APPLICANT: Steve Dragon, Vandercar (applicant), Betty Jane McHenry, Jeffrey A Wood TR, Herbert Reckelhoff, Jered D Strum & Gennah L Duclo, James R & Allene, Matthew J & Donna M Vilas (owners)  
LOCATION: Colerain Township: 3672-3720 Springdale Road; on the southeast corner of Springdale Road and Flattop Drive intersection (Book 510, Page 103, Parcels 73-79)

TOWNSHIP ZONING TEXT AMENDMENT:

- A. NAME: Colerain 2015-01; Text Amendment  
REQUEST: To amend the Colerain Township Zoning Resolution to revise Article 3 – Administration  
PURPOSE: To revise language related to the procedural conventions in which the Board of Zoning Appeals formalizes decisions  
INITIATED BY: Colerain Township Zoning Commission

**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<<<<