

**A G E N D A**  
**THE HAMILTON COUNTY RURAL ZONING COMMISSION**  
**REGULAR MEETING**

**Room 805-B, Administration Building**

**MARCH 20, 2014**  
**1:00 P.M.**

**David Steinriede, Chairman/Presiding Officer**

---

- 1. MEETING CALLED TO ORDER**
- 2. ROLL CALL OF COMMISSIONERS**
- 3. PLEDGE OF ALLEGIANCE**
- 4. APPROVAL OF MINUTES OF REGULAR MEETING**
- 5. PUBLIC HEARINGS:**

**COUNTY ZONING MAP AMENDMENT:**

- A.   NAME:                   Columbia 2014-03; UC Health Office  
      REQUEST:             Major Revision to an existing OO SPI-SC Planned Office District  
      PURPOSE:             To amend an approved development plan for case Columbia 2005-01;  
                              Greenridge Office to enlarge Building 2 and reconfigure access, parking, grading  
                              and retaining walls  
  
      APPLICANT:          Doug Kramer, Al Neyer LLC (applicant); Columbia MOB LLC (owner)  
      LOCATION:             3590 Lucille Drive, the area bounded by I-71 to the south and the terminuses of  
                              Lucille Drive and Kenoak Lane to the west (Book 520, Page 241, Parcel 4)

**MAJOR ADJUSTMENTS:**

- A.   CASE:                   Columbia 2000-01; Highland Ridge Plaza Remke (Continued from February  
                              meeting)  
      REQUEST:             Approval of a Major Adjustment in an existing G PUD SPI-SC Heavy Industrial  
                              district.  
      PURPOSE:             To replace existing building signage that exceeds the maximum area permitted  
                              for the existing retail building.  
      APPLICANT:          Tommy Reed, Atlantic Sign Company (applicant), Ridgewater Plaza LLC (owner)  
      LOCATION:             On the north side of Highland Avenue, immediately west of the intersection with  
                              Ridge Avenue (Book 520, Page 270, Parcel 11)
- B.   CASE:                   Green 91-1; North Bend Crossing-Mercy Health  
      REQUEST:             Approval of a Major Adjustment in existing OO Planned Office District  
      PURPOSE:             To add a 15-foot tall oxygen tank and vaporizer in the southeast corner of the site  
                              with a 6-foot chain link fence and landscape buffer.  
      APPLICANT:          Scott Campbell, HuDawn Facility Solutions (applicant); Lewis Thomas Elbert  
                              (owner)  
      LOCATION:             On the south side of West Fork Road, 160 feet east of North Bend Xing (Book  
                              550, Page 70, Parcels 61 and 547)

**PLANNED UNIT DEVELOPMENT:**

- A.   CASE:                   Columbia 2014-02; Mariemont Promenade (Continued from February meeting)  
      REQUEST:             Approval of a Planned Unit Development in an F SPI-SC Light Industrial district  
      PURPOSE:             To construct a 2,000 sq. ft. bank in the northwest corner of an existing retail strip  
                              center parking lot  
      APPLICANT:          Mark Walker, Professional Engineering Group LLC (applicant); Paul Gallenstein,  
                              Charter Commercial (owner)  
      LOCATION:             On the south side of Wooster Pike (US 50), 200 feet east of Pocahontas Avenue  
                              (Book 520, Page 110, Parcel 54)

- 6. OLD BUSINESS**
- 7. NEW BUSINESS:**

**9. SCHEDULED PUBLIC HEARINGS**

CASE: Green/Miami 2014-01; Hillview Revision (Greenshire)  
REQUEST: From: DD Planned Residence District and A-2 PUD Residence  
To: A-2 PUD Planned Residence  
PURPOSE: To remove an approved condominium and single-family development plan (Green/Miami 2007-02 & 03) for consideration of a new Planned Unit Development (PUD) for the construction of a single-family detached residential development with a total of 239 lots with one entrance from Wesselman Road 6952 Wesselman Road on the northeastern side of Wesselman Road at the Hillview Golf Course. (Book 550, Page 300, Parcel 3, 6, 59, 302, 303, and 406; and Page 310, Parcel 24, 25, 26, 46, and 51; and Book 570, Page 20, Parcel 28)  
LOCATION:

**10. DATE OF NEXT MEETING:** April 17, 2014

**11. ADJOURNMENT**

---

NOTE: Individuals requiring special accommodations to participate in or attend any meeting or hearings should call the Planning and Zoning Office at 946-4550 seven days prior to the meeting.