

**AGENDA**

THE HAMILTON COUNTY REGIONAL PLANNING COMMISSION  
Room 805, Todd B. Portune Center for County Government  
138 East Court Street  
Cincinnati, OH 45202

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**April 4, 2024**

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**Administrative Session – 12:30 PM**  
**Development Review Session – 1:00 PM**  
Dave Okum, Chair/Presiding Officer

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1. **ADMINISTRATIVE SESSION**  
SESSION CALLED TO ORDER

ROLL CALL OF COMMISSIONERS

ADMINISTRATIVE ACTIONS:

- A. ADM 34: Disposition of Minutes, March 7, 2024, Regular Meeting
- B. ADM 35: RPC Financial Report – March
- C. ADM 36: Melvin D. Marin Award Nomination

PROGRAM REPORTS:

Zoning Services	Planning Partnership
Community Planning	Community Development
Other Reports	

2. **PUBLIC HEARING: (1:00PM)**  
SESSION CALLED TO ORDER

LAND USE PLAN

- |               |  |
|---------------|--|
| A. NAME:      | L.U.P.A. Miami 2024-03; Bridgetown Road Transitional Mixed-Use   |
| REQUEST:      | To consider adoption of the Land Use Plan Amendment from Neighborhood Retail to Transitional Mixed Use |
| INITIATED BY: | Miami Township Board of Trustees   |
| LOCATION:     | Miami Township: 7509 Bridgetown Road {Book 570, Page 40, Parcel 14}                                    |

3. **ADJOURNMENT**

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NOTE: Individuals with disabilities requiring special accommodation 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

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HAMILTON COUNTY  
REGIONAL PLANNING COMMISSION

RECORD OF PROCEEDINGS MARCH 13, 2024

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SUMMARY OF ACTIONS

**PRESIDING OFFICER:** Okum  
**MEMBERS PRESENT:** Goodin, McCarthy, Mattei, Okum, Mallow, McBride  
**MEMBERS ABSENT:** Stillpass,  
**STAFF PRESENT:** S. Johns  
**LOCATION:** Room 805, Administration Building  
**TIME:** 12:35 PM – 1:58 PM

	AGENDA ITEM	RPC ACTION	VOTE		
<b>ADMINISTRATIVE ITEMS:</b>	ADM 28: Disposition of Minutes, January 4, 2023 ADM 29: Financial Report – January ADM 30: Annual Meeting	Approval Approval Approval	3-0-2 5-0-0 5-0-0		
	AGENDA ITEM	REQUEST	RPC ACTION	VOTE	CONDITIONS & CODES
<b>PRELIMINARY SUBDIVISION PLANS:</b>	Green 24-01; Priya Place	Approval of a Preliminary Subdivision Plan	Approval	6-0-0	1,2
	Anderson 24-01; 1367 Dyer Avenue	Approval of a Preliminary Subdivision Plan	Continued	6-0-0	1,2

**ATTEST:**

Chairman:

Secretary:



CONDITIONS AND CODES

1. Approval subject to standard covenants.
  2. Approval subject to conditions recommended in the staff report.
  3. Approval subject to conditions recommended by the RPC.
  4. Approval pending receipt of favorable reports.
- R = Received and accepted for processing.  
 C = Confirmed approval after review of compliance with conditions.  
 P = Postponed by applicant.  
 W = Withdrawn by applicant.

ABBREVIATIONS IN MINUTES

- MSD - Metropolitan Sewer District  
 ODOT- Ohio Department of Transportation  
 SCS - US Soil Conservation Service, Hamilton County Soil & Water Conservation Dist  
 DPW - Hamilton County Department of Public Works  
 ENG - Hamilton County Engineer  
 ZNG - Hamilton County Zoning Administrator  
 FPO - Township Fire Prevention Officer  
 TPZ - Township Planning/Zoning Officer  
 TT - Township Trustees

ADMINISTRATIVE ITEMS

**ADM30: DISPOSITION OF MINUTES**

**MOTION:** To approve the minutes of the Regular Meeting of the Regional Planning Commission, January 4, 2024

Moved: McCarthy Second: Mattei

**VOTE:**  
AYE: 3 Mattei, Okum, McCarthy,  
NAY: 0  
ABSTAIN: 2 Mallow, McBride

**ACTION: APPROVAL**

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**ADM31: RPC FINANCIAL REPORT – JANUARY**

**MOTION:** To approve the RPC Financial Report for January 2024 as presented.

Moved: Mallow Second: McBride

**VOTE:**  
AYE: 5 Mattei, Okum, McCarthy, Mallow, McBride  
NAY: 0  
ABSTAIN: 0

**ACTION: APPROVAL**

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**ADM32: RPC ANNUAL MEETING**

**MOTION:** To adjust annual meeting date.

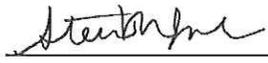
Moved: McBride Second: McCarthy

**VOTE:**  
AYE: 5 Mattei, Okum, McCarthy, Mallow, McBride  
NAY: 0  
ABSTAIN: 0

**ACTION: APPROVAL**

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**ADJOURNMENT:** The meeting was adjourned at 1:58 PM

**ATTEST:** Chairman: \_\_\_\_\_ Secretary: 

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Note: This Record of Proceedings is not an exact transcription, but a condensed version representing the ideas expressed at the Regional Planning Commission meeting.





PRELIMINARY  
SUBDIVISION:                   ANDERSON 24-01; 1367 DYER AVENUE

**NAME:** Anderson 24-01; 1367 Dyer Avenue  
**APPLICANT:** John Ellis (Developer); Nichols Surveying (Engineer)  
**LOCATION:** Anderson Township: 1367 Dyer Avenue – at the terminus of Dyer Avenue stub (Book 550, Page 340, Parcel 10)  
**TRACT SIZE:** 1.01 acres (gross)  
**TOTAL LOTS:** 2

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**REPORTS:**                   RECEIVED:     SWI, Zoning, ENG, MSD, HCSW, GCWW  
                                  PENDING:       None

**SPEAKERS:**                J. Huth, J. Ellis

**DISCUSSION:**            (Summary of Topics)

Staff Comments:

1. **J. Huth** - Review of staff report.
2. Anderson Township approved the cut-up process of this request for zoning.
3. We don't have the authority to require the right-of-way to be extended.
4. Dyer Avenue is a Township Road, it doesn't seem easy but its potential there for that to happen.

Applicant Comments:

1. **J. Ellis**- I am the owner of the lot in question here. I have some questions because I don't understand the legalities of the matter. We are trying to make the lot available to sell or give it to my daughter.
2. The Township stated they had no plans at this point.

Commissioner Comments:

1. **Commissioner Mallow** - We can extend the existing right-of-way legal frontage and they would be able to do what they already done once?
2. **Commissioner McBride** – Have you talked to the Township about extending the road?



## **Melvin D. Marin Award for Individuals Nomination – Michele Gottschlich**

A resident of Evendale for over 30 years, Michele Gottschlich has contributed not only to planning efforts that have taken place in her own home community of Evendale, but to planning that has occurred throughout Hamilton County over the last two decades. While volunteering as the Evendale Recreation Commissioner, Michele helped spearhead the development of the Connecting Active Communities Coalition (CACC) in 2009, a working group that has supported the multijurisdictional effort to establish regional trail networks in northern Hamilton County through effective plan-making and policy development. In bringing together representatives from Arlington Heights, Blue Ash, Evendale, Glendale, Lincoln Heights, Lockland, Montgomery, Reading, Sharonville, Woodlawn, and Wyoming, Michele and her colleagues established a first-of-its-kind coalition that sought to build shared interest in planning and create positive change through effective planning in these communities. Since the inception of CACC, Michele has contributed significantly to the development of additional working groups, most prominently the Mill Creek Collaborative, that seek to address challenges in the Mill Creek Valley through building consensus among local governments, area non-profits, and private industry on potential planning initiatives. Recently, these groups have played a pivotal role in the creation of the Mill Creek Triangle Trail, a regional trail network proposed by Tri-State Trails that looks to reduce dependence on motor travel in the Cincinnati metro area and encourage active transportation in Cincinnati's suburban neighbors.

Beyond her work with CACC, Michele has also been deeply involved in other planning efforts impacting central Hamilton County. Michele served as a co-author of Evendale's Bike and Pedestrian Master Plan, which received the Frank F. Ferris Planning Award in 2015 and led to the creation of bike sharrows in the community and improved crosswalks. This plan also led to the development of a Safe Routes to School team for the Princeton City School District, which Michele also assisted with following its inception. Work associated with these projects has led to increased pedestrian and cyclist safety in Evendale, as well as improved safety along critical school routes in Princeton City Schools.

Beyond her work in the built environment of her community, Michele worked for decades as a nutrition specialist and researcher at Shriners Hospital for Children and served as a professor at the University of Cincinnati, during which she authored or co-authored over 100 scientific papers and was recognized by medical organizations including the Academy of Nutrition and Dietetics and the American Society for Parenteral and Enteral Nutrition. She has also been an active member of the Evendale WeTHRIVE! team since 2013, and in recognition of her service was recognized as a WeTHRIVE! Community Champion in 2016. She has been recognized for her outstanding service within her home community with the Evendale Chamber of Commerce and Village of Evendale Outstanding Service Award in 2016, indicative of her tenacity and desire to improve the built environment for the hundreds of thousands of people who call this region home.

For her notable contributions to the field of planning in Hamilton County, it is my pleasure to nominate Michele Gottschlich for the Melvin D. Martin Award.

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# STAFF REPORT

FOR CONSIDERATION BY REGIONAL PLANNING COMMISSION APRIL 4, 2024

**LAND USE PLAN  
AMMENDMENT  
CASE:**

## L.U.P.A. MIAMI 2024-03 BRIDGETOWN ROAD TRANSITIONAL MIXED-USE

**REQUEST:**

Adoption of a Land Use Plan Amendment from Neighborhood Retail to Transitional Mixed Use

**INITIATED BY:  
TOWNSHIP**

Miami Township Trustees

**LAND USE PLAN  
HISTORY:**

Miami Township Land Use Plan Update Adopted:	August 7, 2003
Miami Township Land Use Plan Update Adopted:	September 3, 2009
Miami Township Land Use Plan Update Adopted:	February 5, 2014
Miami Township Land Use Amendment:	December 5, 2019

**LOCATION:**

Miami Township: 7509 Bridgetown Road, Parcel # 0014



**STAFF**

**RECOMMENDATION:** ADOPTION of the Land Use Plan Amendment as submitted by the township.

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**BACKGROUND:**

The subject parcel of the Land Use Plan Amendment (LUPA) is identified as Neighborhood Retail in the current Miami Township Land Use Plan. Originally, the parcel was designated as Transitional Mixed-Use, and was amended to Neighborhood Retail by the HCRPC as requested from the Miami Township Planning Trustees on November 20<sup>th</sup>, 2019. At the time, the township found the land use amendment was necessary to allow a plan that includes 22,500 square feet of bank/office/retail and a curb cut onto Bridgetown Rd., and for future development on the neighboring parcel. Now, the township has decided to change the parcel back to its original designation of Transitional Mixed-Use which is a more flexible zone and will allow for both retail and residential development.

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**TOWNSHIP FINDINGS  
AND  
RECOMMENDATIONS:**

The proposed amendment was considered by Miami Township Trustees on March 21<sup>st</sup>, 2024 and an application for submission to the HCRPC was approved. The township finds the land use amendment is necessary because there is renewed interest in residential development on the parcel. The purpose of the change from Neighborhood Retail back to Transitional Mixed-Use is to allow for both existing and future retail establishments as well as planned residential development on the parcel. The township believes that there is a strong desire in the community for additional housing stock options and that this modification will enhance future quality of life for residents.

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**RPC STAFF FINDINGS:**

Staff agrees with the findings of the Miami Township Zoning Commission. The proposed land use change is consistent with 2014 Miami Township Land Use Plan Update. The surrounding land uses are single family residences to the north and east, public/semi-public/institutional uses to the south, and transitional mixed use and neighborhood retail to the west and northwest. The change from neighborhood business to transitional mixed use would be consistent with the surrounding uses and would aid in transitioning this section of Bridgetown Road from a primarily residential area to a retail district. The proposed change to a “Transitional Mixed-Use” use, which can be defined as “Detached or attached housing, low intensity office (such as conversion of single family residence) and related compatible uses (excluding retail and industrial) that provide a transition between residential uses and other types of development,” according to the Hamilton County RPC categories of recommended land uses.

During the 2014 Miami Township planning process there was emphasis on not allowing the nonresidential activity center at Shady Lane and Bridgetown Road to creep into a commercial strip. The steep topography to the east of this proposed change offers a natural location to end any additional nonresidential land use changes.

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**RECOMMENDED  
MOTION:**

To approve case LUP Miami 2024-03 as recommended by the Township Trustees.

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**NOTE:** Recommendations and findings prepared by the staff of the Hamilton County Regional Planning Commission reflect the opinions of the staff but may not necessarily reflect the recommendation of any Commission.

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Prepared by:  \_\_\_\_\_, Associate Planner  
Sofia DiFrancesco

Reviewed by:  \_\_\_\_\_, Planning Services Administrator  
Chris Schneider, AICP

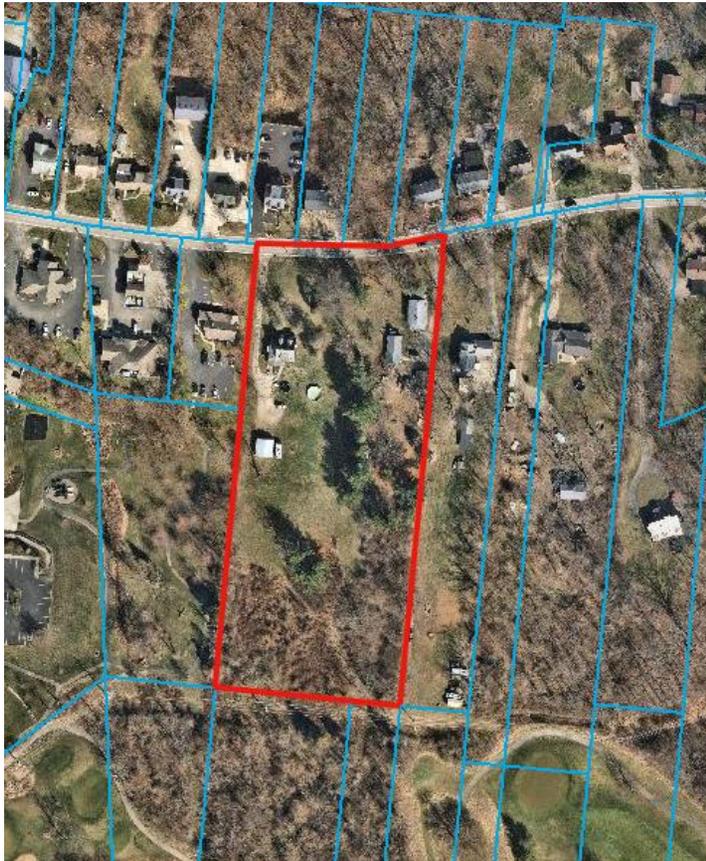
Approved by:  \_\_\_\_\_, Executive Director  
Steve Johns, AICP

Parcel No.	Existing Land Uses	Zoning	Land Use Plan		HCRPC Findings (I)					Rationale for Recommendations (I)
			Adopted	Proposed	A	B	C	D	E	
570-0040-0014.00	Single Family	“EE” Multi-Family	Neighborhood Retail	Transitional Mixed-Use		X				HCRPC Staff Rationale: R-4 1.

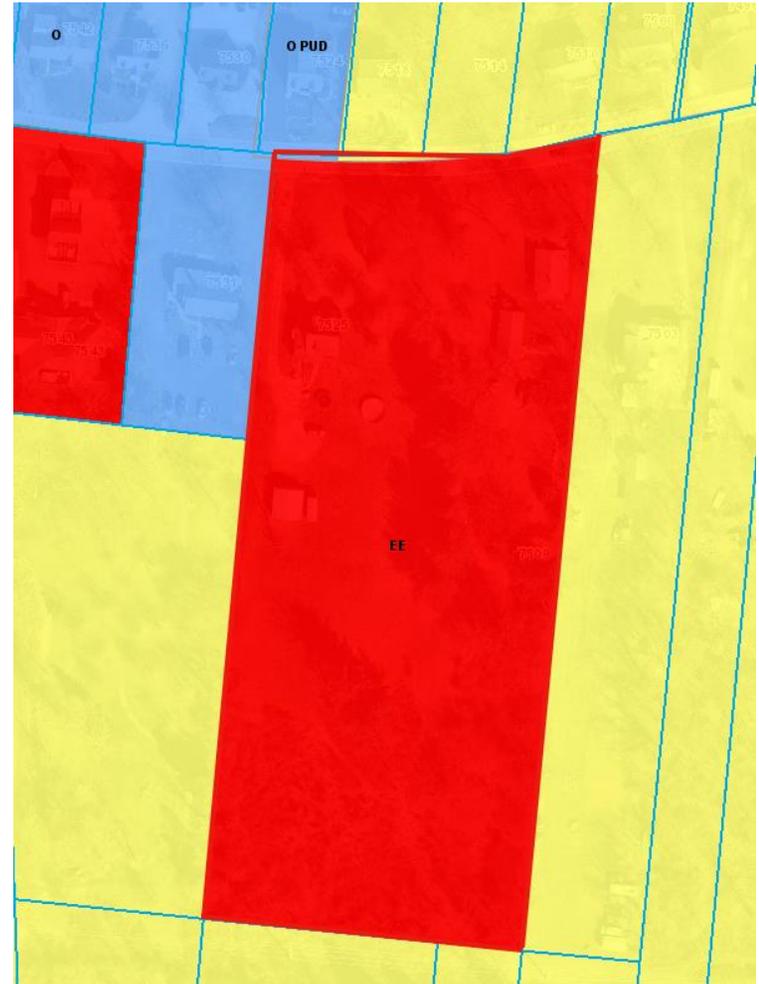
- 1) **HCRPC Findings:** Before any land use plan amendment is adopted by the Regional Planning Commission, the Commission must make a specific finding that one or more of the following apply, and such finding shall be recorded in the minutes and records of the Regional Planning Commission:
  - A. That major changes of an economic, physical, or social nature have occurred within the planning area which were not anticipated in the adopted plan which have substantially altered the basic character of the area; or
  - B. That new information not available when the plan was adopted substantially altered the basis or rationale for a portion of the plan; or
  - C. That major changes have occurred outside the planning area which have rendered parts of the plan unrealistic or unattainable; or
  - D. That detailed sub-area plans have revealed the need for a plan amendment; or
  - E. That the plan or part thereof was inappropriate or improper when adopted and that a sufficient basis exists for admission of a mistake or need for change in adopted plans or policies
- 2) **Rationale for Recommendations (R):** One of the following rationales is also is also used for justification of any recommended changes.
  1. Existing land use or zoning district allows uses and intensity that would be incompatible with limited lot size or other site constraints
  2. Existing land use or zoning district allows uses and intensity that would be incompatible with and detrimental to adjacent and nearby uses.
  3. Existing land use or zoning district allows uses and intensity that, by itself or through cumulative effects, would be inconsistent with or undermine critical elements of the Land Use Plan.
  4. Existing land use or zoning district creates undesirable potential for inappropriate redevelopment (on site) to more intensive uses since the district is more permissive than required for existing other appropriate and reasonable uses.
  5. Existing land use or zoning district creates undesirable land use patterns since the district, being excessively restrictive, would not enable appropriate development alternatives.
  6. Existing land use or zoning district creates undesirable potential for inappropriate zone amendments (off-site) for higher intensity development since the district is excessively permissive compared to adjacent zoning.
  7. Existing land use or zoning district lacks standards or incentive for achieving adequate development coordination with adjacent interrelated sites.
  8. Existing land use or zoning district lacks standards for allowing reasonable alternative land uses and achieving transitional uses that will effectively terminate the spread of higher intensity uses and conserve adjacent desirable land uses.
  9. Existing zoning district is generally appropriate.
  10. Existing land use or intensity is generally appropriate.

Existing land use or intensity is generally inappropriate

CAGIS Aerial Map

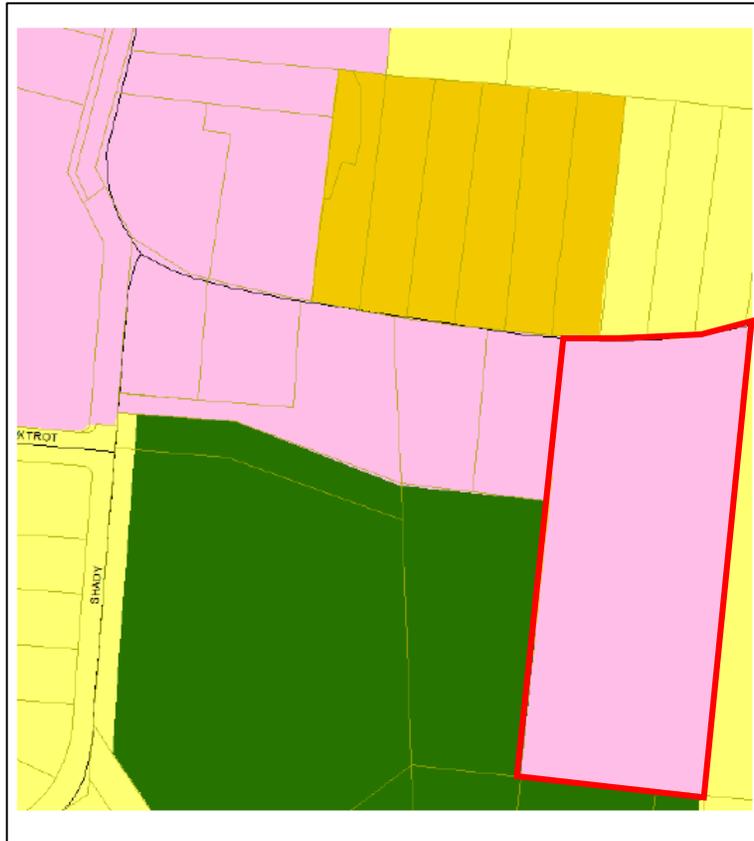


CAGIS Zoning Map



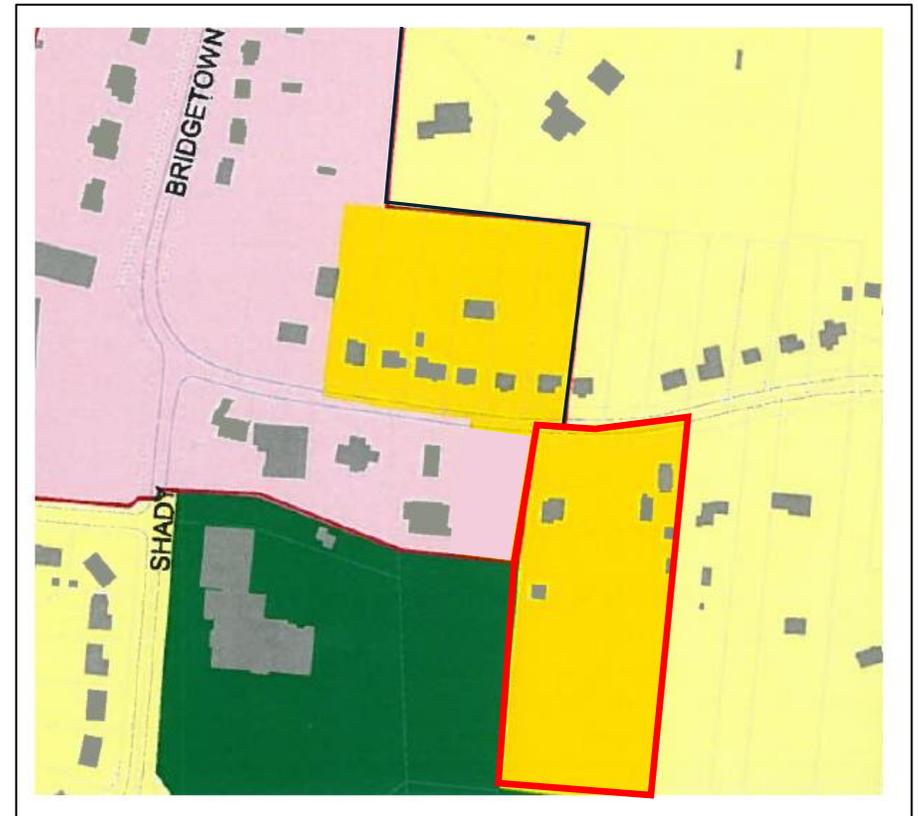
## Proposed Miami Township Land Use Map Amendment

Current Land Use Map



The current land use for the site outlined in red is Retail-Neighborhood.

Proposed Land Use Map



The proposed land use for the site outlined in red is Transitional Mixed Use.

- Rural Residence
- Single Family Residence
- Transitional Residence
- Single Family Cluster
- Attached Single Family
- Multi-Family Residence
- Special Purpose Residence
- Transitional Mixed Use
- General Office
- Retail - Neighborhood
- Retail - General
- Planned Mixed Use Employment
- Industry - Light
- Industry - Heavy
- Public, Semi-Public, Institutional
- Green Space & Agriculture
- Utility