

MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD
JUNE 27, 2017

The Mariemont Planning Commission met Tuesday June 27, 2017. Mayor Policastro called the meeting to order at 5:30 p.m. Present were Mr. Brown, Mr. DeBlasio, Ms. Reed, Mr. Rich and Mr. Vianello. Also in attendance was the Building Administrator Don Keyes.

The first request from property owners and tenants on Murray Ave., Beech Street and Oak Street to improve the parking situation for these areas. The Village has laid out parking areas along Murray Ave. that will provide additional parking and these areas are now open for construction after the removal and planned replacement of trees along Murray Ave.

Finding of the Building Commissioner: The project to supply additional parking by laying out additional paved areas along Murray should follow the Mariemont code section 55 which outlines the process for designing and approving the design through the Planning Commission. The property is currently owned by the Village. There is a layout of the proposed 3 areas, which will conform to parking area design and provide properly sized parking spaces.

Mayor Policastro said this has already been passed but we are here to tweak it as requested.

Mr. Vianello said he had a request from Mr. Bartlett to look at the area closest to Plainville Road where the fire plug and electric control panel box are located. It would interfere with a possible multipurpose trail. He looked at it and agrees with Mr. Bartlett. He explained the situation to the Mayor. After talking with the Village Engineer it was agreed to move the parking spots closest to Plainville Road to the right (as shown on the diagrams distributed to the members of the Planning Commission). Since then, Council Member Mary Ann Schwartz asked if the two parking spaces could be moved closer to the right closer to Plainville Road and asked if that would have a negative impact on the fire plug and electric box to disregard the request. The request was from several people in her Council district. Engineer Ertel said he can move the two spots 40' and it would not have a negative impact.

Engineer Ertel said he did not see a problem shifting the parking pad 50' east to get it on the other side of the fire plug.

Mr. Brown asked if it puts it close to the phone pole. He walked the area with Council Member Wolter and said the placement of the utility box as shown on the drawing seemed to show it more to the west and asked if it may cause a conflict. Engineer Ertel said he can re-measure to verify.

Mr. Rich said he had asked for the foundation for the specs for the foundation of the base. Engineer Ertel said the parking pads will be 8" - 6" of compacted gravel and 2" of asphalt. Mr. Rich verified that the spaces are rectangular but at an angle. He did not understand why we would want to pave more than we have to. Reducing the amount of paving material required can also reduce the amount impervious area that creates street drainage. Engineer Ertel said he could check with the contractor to see if they feel the same way. Mr. Rich said there would be a change of order if we ask to move the two spots.

Mr. Rich said he also asked at the last meeting what utilities are going to have to be located to do this. Engineer Ertel said Time Warner Cable is under two of the three pads and

rather shallow. He has been in contact and notified them of the project. They will come out when we start excavating. If we break a line it will be fixed. There is no sanitary line but there is a water line to the far west that has three feet of cover so we should not damage it.

Mr. Wolter said he talked with Lisa Wharton and several residents who suggested we round the edges of the easements so it is not all square and give them a soft edge.

Discussion ensued between members about the placement while reviewing the submitted maps and placement of the utility boxes. Mr. Brown thought there were two separate utility boxes. There is a Time Warner Cable box which is flush to the ground and the one Mr. Bartlett is concerned about the one that sits above ground east of the proposed spaces. Engineer Ertel does not see a problem with either box. Ms. Reed suggested moving the spaces even further because there is nothing in the area. Mayor Policastro said we need room to plant trees. Mr. Wolter said the parking pressure is light in that area.

Engineer Ertel said if the decision is to be further clear of the above ground utility box we could go east of it. He does not see a problem with parking spaces west of the above ground box and adjacent to the one that is underground.

Mr. Rich moved, seconded by Mr. Brown to approve the plan as submitted by Engineer Ertel moving the two parking spaces that are furthest to the east farther to the east so they do not conflict with the above ground utility box. The corners of the parking pads will be changed to reduce the amount of asphalt that will be paved. On roll call; six ayes, no nays.

The meeting adjourned at 5:55 p.m.

Respectfully Submitted,

Ms. Shelly Reed, Secretary
Secretary

