

MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD OCTOBER 19, 2011

The Mariemont Planning Commission met on Wednesday October 19, 2011. Mr. Savage called the meeting to order at 5:35 p.m. Present were Mr. Savage, Mayor Policastro, Mr. Miller and Mr. Sturtz. Also in attendance was the Building Commissioner, Dennis Malone.

The first request was from Request from Mr. Randall L Lipps, Franchisee of LaRosa's Restaurant, 6950 Madisonville Road, Mariemont, OH 45227 for a Property Variance to waive additional parking requirements that would be required to permit future expansion of the restaurant into the adjacent rental space (previously occupied by the Mariemont Hearing Center). The expansion is to allow for approximately 32 additional table and chair seating for indoor dining; and 10 additional patio tables for outdoor dining.

Finding of the Building Commissioner: The current zoning regulations stipulate that 1 parking space be provided for each 3 seats. The proposed modification of occupancy would result in a net increase of approximately 39 persons requiring an increase of 13 parking spaces.

Additionally, the patio seating would require realignment of the public sidewalk to assure 5 feet in width for the public sidewalk to bypass the proposed outside seating. Note that a physical barrier (fence) is required to sequester areas where alcoholic beverages may be consumed.

Building Commissioner Malone said this is an unusual situation. Both Mr. Spinnenweber and Mr. Lipps wanted the request heard before the Planning Commission. The Hearing Center previously occupied the space next to LaRosa's and is now vacant. Mr. Lipps wants to expand into the space with a sit down area for customers. It will not be a restaurant with servers but more of the atmosphere of Graeter's. The request does not fit neatly into the zoning requirements for parking implications. The number of parking spaces and parking spaces has been reduced since the notice was sent out. The proposed numbers are now 26 seats inside the sit down area. Using the ratio of 3 seats per car it would equal an additional nine parking spaces. The Hearing Center was a business occupancy which had a requirement of three parking spaces. The net increase is six parking spaces technically from this arrangement. The property variance is to waive six parking spaces to allow for the expansion for LaRosa's. The second request is for three tables outside to advertise the presence of a restaurant inside. The tables would be placed in the public right-of-way. As with the Quarter and National Exemplar there would need to be a 5' clearance surrounding the seating so the public can navigate the sidewalk. The proposed area would provide the 5' needed by-pass. The exterior dining will require the owner to name the Village as an additional insured on their insurance policy. There will also be an annual permit issued to allow for the continuation of the outdoor dining. Because this request does not fit neatly with the zoning code he felt it was important to have the variance on record.

Mr. Lipps said he moved into the location eight years ago and almost everyday someone comes in and promptly turns around and leaves because there is no place to sit down to eat. A lot of people are hotel visitors, people coming to and from the movie theatre or during lunch time. He has always felt there was an opportunity to gain sales by offering an area to sit. He believes it will really drive the lunch business as it will serve quickly. He feels it will target the local business people and those living in the condos therefore it should not have a large impact the parking.

Mrs. Bonnie Malone said those who work at the Executive Building want something quick that they can walk to because a lot of people do not want to give up their parking spaces in the lot. She feels a lot of people would take advantage of what Mr. Lipps is offering.

Mr. Miller asked if there would be room for a planter or some sort of outside separation. Mr. Lipps said he would like to eventually apply for a liquor license which then he would have to have some sort of physical barrier.

Mayor Policastro moved, seconded by Mr. Miller to approve the property variance according to Section 151.025(3)(b)(1): When there is reasonable doubt as to any provision of this Code or Building Zone Map as applied to such property. In addition, the applicant must name the Village of Mariemont as an additional aggregate named insured on their policy in the amount of two million dollars. On roll call; four ayes, no nays.

Mayor Policastro moved, seconded by Mr. Sturtz to approve the minutes as written for September 21, 2011. On roll call four ayes, no nays.

The meeting adjourned at 5:48 p.m.

Respectfully Submitted,

Mr. Jeff Sturtz
Secretary

