

**MARIEMONT PLANNING COMMISSION**  
**REGULAR MEETING HELD JULY 20, 2011**

The Mariemont Planning Commission met on Wednesday July 20, 2011. Mr. Stich called the meeting to order at 7:00 p.m. Present were Mr. Savage, Mayor Policastro and Mr. Sturtz. Also in attendance was the Building Commissioner, Dennis Malone.

Mr. Sturtz moved, seconded by Mr. Savage to approve the minutes as written for August 18, 2010. On roll call four ayes, no nays.

Mayor Policastro moved, seconded by Mr. Sturtz to nominate Mr. Stich as Chairman of the Planning Commission. On roll call; four ayes, no nays.

Mr. Sturtz moved, seconded by Mayor Policastro to nominate Mr. Savage as Vice-Chairman of the Planning Commission. On roll call; four ayes, no nays.

Mr. Stich moved, seconded by Mayor Policastro to nominate Mr. Sturtz as Secretary of the Planning Commission. On roll call; four ayes, no nays.

The first request was from Mr. Rick Greiwe for a property variance for the future Nolen Park Condominium development to reduce on-site parking by 7.25 cars for visitors. Parallel parking would be provided on Thorndike Avenue to accommodate visitor parking as well as general parking for the public.

*Findings of the Building Commissioner: The Mariemont Zoning Code regulations stipulate that all required parking is to be provided on-site. The proposed on-site garage parking to support 29 condominiums is 58 spaces. Mr. Greiwe is going to provide 40 conventional garage spaces for 20 larger units and 18 garage tandem parking spaces for 9 smaller units. To reconfigure the garage spaces to meet market demand requires that 7.25 guest parking spaces be located on-grade. To preserve trees on Thorndike as well the large heritage oak tree, Mr. Greiwe further proposes allowing parallel parking on Thorndike to be counted as meeting the guest parking requirement for the Nolen Park Condominium project.*

Building Commissioner Malone said he was approached by Mr. Greiwe who made some internal changes in the building which reduces the number of units from 36 units to 29 units. Total parking assessment would be 58 spaces. What Mr. Greiwe is not able to do is provide the required parking space for guests and service parking. The site has sufficient area for on-grade parking. Instead of risking several heritage trees and substantially altering the Nolen Park ambiance the proposal calls for public parking provided on the west side of Thorndike which would generate 10 new parking spaces in the Village. They would not be designated parking but instead would be available on a first come first serve basis. It seems to be a good compromise while preserving the green space. His request is basically to be allowed to count the parking spaces on Thorndike to meet his guest parking requirements stipulated for Residence "D".

Mr. Greiwe said his original intention was to provide parking inside the garage. He has had push-back from buyers that they want bigger units without tandem parking. This request is a one-time exemption. This provides opportunities for parking on the street near Nolen Park he is hopeful that the members would make a one-time exception. It will be new public parking which in addition will also preserve a six story heritage Oak tree and six Maple trees along Thorndike. These trees provide a pleasant canopy for the block and a visual context for the Nolen Park building facing the neighborhood. He wants to work with the Village in the spirit of Residence

“D”. He spoke with several residents in the area and they are supportive as is the District Council Member.

Mr. Savage asked if there was any opposition to the request. Mr. Greiwe said he talked to Mr. Spinnenweber who also wants to preserve the integrity of Residence “D”. He was told by Mr. Spinnenweber that if the Planning Commission had a specific reason to make an exception this one time he would be okay with it.

Mr. Stich said there was a letter received today voicing his objection from Mr. Spinnenweber and his attorney Joe Trauth. Mr. Spinnenweber is opposed under Section 151.065(c)(1) of the Residence “D” Ordinance. The section refers to guest and service parking required at the rate of one quarter space per dwelling. It also refers to the residence parking be 60% underground. He does not see a reference to the guest parking required being underground. It does need to be on-site. He does not see anything in the objection that would prevent doing it as on-site parking in a surface lot. The question is does the Planning Commission want to grant a variance in order to preserve the trees.

Mr. Greiwe said in addition to saving the trees it will help to achieve a successful project and provide economic development.

Mr. Stich said for the record Mr. Spinnenweber is opposed to the variance and the issue that was raised by Mr. Trauth in his opinion may be in error at least with respect to the assumption that 60% of the required parking spaces need to be in the facility beneath the principle residence structure. In his opinion it only reads to apply to residents parking not necessarily quest parking.

Mr. Greiwe said based on his conversation with Mr. Spinnenweber his letter was a complete surprise.

Mr. Stich pointed out that the Zoning Code provides for the granting of a variance when large “specimen” trees are in jeopardy.

Mayor Policastro said as protector of the trees in the Village he does not have any choice because they are all good trees. Mayor Policastro moved, seconded by Mr. Sturtz to grant the variance based on Section 151.025(3)(b)(2)(b) of the Zoning Code. On roll call; four ayes, no nays.

The meeting adjourned at 7:21 p.m.

Respectfully Submitted,

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Mr. Jeff Sturtz  
Secretary

