MARIEMONT PLANNING COMMISSION
REGULAR MEETING HELD APRIL 23, 2013

The Mariemont Planning Commission met on Tuesday April 23, 2013. Mr. Sturtz called the meeting to order at 5:30 p.m. Present were Mr. Sturtz, Mr. Savage and Mrs. Garber. Also, in attendance was the Building Commissioner, Dennis Malone.

Mr. Sturtz welcomed Mrs. Garber who is filling the unexpired term of Mr. Stich. The Committee thanked Mr. Stich for all his past work on the Planning Commission.

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

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

Mr. Sturtz moved, seconded by Mr. Savage to nominate Mrs. Garber as Secretary of the Planning Commission. On roll call; four ayes, no nays.

The first request was from Mr. J. D. Spinnenweber, 6880 Wooster Pike, Mariemont, Ohio 45227, for a 3 year extension to the 'sunset provision" set as a condition to the zone change for 6927 Thorndike Road and 6928 Madisonville Road. On October 1, 2010, Council approved the change in zoning from Residence B to Business A conditional on development starting within 5 years. Mr. Spinnenweber has requested that the sunset provision be extended 3 years to a total of 8 years. *Findings of the Building Commissioner: Mr. Spinnenweber has made significant improvements and additions to the "Mariemont Entertainment District" included adding 2 new theatres to the Mariemont Theatre, new restrooms for the Quarter Bistro, addition of dining space for LaRosa's and lease renewal for PNC Bank. However, the sluggish economic recovery has delayed planning and construction of the proposed new office/retail business complex envisioned for the subject property. Mr. Spinnenweber is requesting a 3 year extension of the sunset provision to enable him to develop the subject sites. The Planning Commission is requested to recommend approval to Council who will need to endorse the proposal.*

Building Commissioner Malone said the economy has not been conducive to building but Mr. Spinnenweber is still very interested in developing the two lots adjacent to the Nolen Condominiums. However, it is going to take longer than anticipated. This will give Mr. Spinnenweber more time and flexibility to develop the property.

Mr. Savage said under the circumstances the request is very reasonable. The economy has been very grim. Mr. Sturtz said the area presently is being utilized by Mr. Greiwe for staging. Building Commissioner said Mr. Spinnenweber is allowing part of the property to be used so the construction equipment can pull in and not take up so much room being on Madisonville Road.

Mr. Savage moved, seconded by Mr. Sturtz that Planning Commission recommends the matter be referred to a Committee of Council and that the appropriate legislation be adopted. On roll call; four ayes, no nays.

The second request was from Mr. J. D. Spinnenweber, 6880 Wooster Pike, Marie3mont, Ohio 45227, for a property variance to allow the installation of a new "Directory Sign" at the east end of the Mariemont Strand. The proposed area of the sign would be approximately 38 square feet. *Findings of the Building Commissioner: The Mariemont Zoning Code permits the installation of a "Directory Sign" for properties located in a Business A zone. The purpose of the proposed sign is to advertise the existence of second floor tenants that do not have signage*

facing Wooster Pike. There are 8 tenants on the second floor. The zoning regulations limit the size of the directory to 20 square feet.

Building Commissioner Malone said the tenants on the second floor get very little publicity and little opportunity for signage. Mr. Spinnenweber would like the ability to hang the directory sign back by the parking lot parallel to Wooster Pike. The proposed sign would be 4.5' high. Mr. Savage moved, seconded by Mr. Sturtz to approve the request. On roll call; four ayes, no nays.

The third request was from Mr. Gary Goldman, President of the Mariemont Theatre Corporation, 6906 Wooster Pike, Mariemont, Ohio 45227, for a property variance to allow the installation of 2 additional "Poster Cases" on the front façade of the Mariemont Theatre. *Findings of the Building Commissioner: The Mariemont Zoning Code prohibits 'back lit" signs. However, on May 14, 1977 a property variance was granted by the Planning Commission allowing the installation of 4 back lit poster cases on the front façade under the theatre marquee. The applicant wishes to add 2 additional back lit poster cases to support the 2 additional theaters recently completed and put into service.*

Building Commissioner Malone said the matter has already been heard by ARB and has been approved. He believes this is a technicality but feels it should have Planning Commission approval. He introduced Mr. Paul Muller, Architect for Mr. Goldman. Mr. Muller said they are trying to be very careful with the character of the building. There will be no expansion. They plan to stay within the current box area but simply fill in the gaps. Mr. Sturtz moved, seconded by Mrs. Garber to approve the property variance. On roll call; four ayes, no nays.

The fourth request was from Mr. Gary Goldman, President of the Mariemont Theatre Corporation, 6906 Wooster Pike, Mariemont, Ohio 45227 for a property variance to allow the installation of a 48" diameter satellite dish antenna on the roof of the original theater element behind the raised front roof. *Findings of the Building Commissioner: The proposed satellite dish antenna will facilitate the dependable reception of digital movie signals from various production houses directly to the Mariemont Theatre. The proposed location is completely hidden from view on Wooster Pike and virtually hidden from view from the rear parking lot.*

Building Commissioner Malone said the current zoning regulations limit the size of the dish to 18". Obviously the proposed 48" dish is not for residential entertainment purposes. The proposed location will not be visible from Wooster Pike or the back of the building. In his opinion it will not be an eyesore because it will be virtually impossible to see. Mr. Savage moved, seconded by Mr. Sturtz to approve the property variance. On roll call; four ayes, no nays.

Mr. Sturtz moved, seconded by Mr. Savage to accept the meeting minutes as written from August 23, 2012 and February 13, 2013. On roll call; four ayes, no nays.

The meeting was adjourned at 5:50 p.m.

Respectfully Submitted,

_____

Mrs. Val Garber
Secretary