

**MARIEMONT PLANNING COMMISSION**  
**REGULAR MEETING HELD**  
**MARCH 6, 2017**

The Mariemont Planning Commission met Monday March 6, 2017. Mayor Policastro called the meeting to order at 6:00 p.m. Present were Mr. Brown, Mr. DeBlasio, Ms. Reed, Mr. Rich and Mr. Vianello. Also in attendance was the Building Administrator Don Keyes.

Mr. Vianello moved, seconded by Mr. Brown to excuse the absence of Ms. Garber. On roll call; six ayes, no nays. Mayor Policastro added that it is done and over with but agrees that we should have diagonal parking On Murray Avenue due to the recommendation of the Fire Department.

The first request was from Request from Nathan Reichardt & Mary Tummler of 3707 East Street to place a repositioned HVAC outdoor unit on the South side of the house, near the chimney location and spaced 2 feet out from the house. The repositioning allows the HVAC unit to remain within a reasonable distance to the indoor furnace unit after the new extension is added to the rear of the residence.

*Finding of the Building Commissioner:* The existing property is 60 feet wide and per Mariemont code section 151.086, requires a side yard setback, for a house over 18 feet high to be a minimum of 8 feet. The current setback is 7 feet with a chimney extension into that setback as is allowed by the code. The code section 151.087 requires that all obstructions of this type be placed as close to the residence as is reasonably possible and that obstructions shall not extend beyond the property setback allowance. To allow this unit positioning will require the setback for the unit to be reduced to approximately 3 feet assuming that it can be placed 1 foot closer to the house than is currently desired. Neighbors with abutting properties have signed a note indicating that the unit will be acceptable.

Ms. Reed asked where the HVAC unit is located presently. Building Commissioner Keyes said it is on the side of the house. It was moved when the extension was put on the back of the house.

Mr. Vianello asked if the Planning Commission has made exceptions for this type of request in the past. Building Commissioner Keyes said yes. Planning Commission has requested some sort of shrubbery or screen be put in front of it.

Mr. Brown noted that the neighbor at 3705 East Street has their unit directly across from this unit as well.

Mayor Policastro moved, seconded by Mr. DeBlasio to approve the request based on section 151.024(3)(c)(d)(e)(f). On roll call; five ayes, no nays. (Mr. Vianello abstained)

The second request was from Mr. Stephen Dillenburg for a review of shed placement in the rear yard of 3700 East Street.

*Finding of the Building Commissioner:* The shed is not too big for the property available, however the placement is closer to the property line than is allowed by Village Code. The Code requires 3 feet from accessory buildings to the property line and the desired placement is 1 foot due to the size of the narrowed property in that area.

Mr. Dillenburg said they are hoping to maximize the amount of space to put two cars in the back yard. There is no garage on the property. It will be a brick shed as a permanent fixture with a roof. Discussion ensued regarding the driveway. He said his neighbor has a very narrow wedge on her property and it would be highly unlikely that anything would be built on that part of the property.

Mr. Vianello asked if the size and height of the shed was in compliance. Building Commissioner Keyes said it was and it was within the required back yard.

Mr. Brown questioned if they were going to do a slate roof. Mr. Dillenburg said it is possible. They are looking at pricing. They want the shed to look aesthetically pleasing. Mr. Brown said the 14' height is really going to be up there. Mr. Dillenburg said it will match the neighbor's garage in profile.

Mr. Rich asked if they are going to pave the driveway. Mr. Dillenburg said they are still debating whether to pave or put down a nice aggregate for drainage purposes because of the way the yard is graded. Building Commissioner Keyes said if he installs a patio or extends the driveway the homeowner will be required to get a permit.

Mayor Policastro asked if the house was built prior to 1941. Mr. Dillenburg said it was.

Mayor Policastro moved, seconded by Mr. Brown to approve the request based on Section 151.024(3)(b)(2)(a). On roll call; six ayes, no nays.

Engineer Ertel presented a review of the parking and walking path plans along Murray Avenue resulting from the decisions made at the January 18, 2017 Planning Commission meeting.

Engineer Ertel said one of the requests from the last meeting was to determine an additional diagonal parking pad between Homewood Road and Lane A. In order to do that there is an additional storm sewer that is required to pipe the water under the parking pad. It would add approximately \$3,000-\$5,000 in cost. The estimated cost per pad right now is \$7,000-\$10,000. The bids have not come back on the work yet.

The design vehicle is for a 19' long sedan which is equivalent to a F250 truck. If we made the pad more for the Toyota Camry then you would have a bigger buffer between the parking pad and the path. He would need more direction if that is the way to proceed. It would require signage "Compact Cars Only". Each spot is 10' wide. The minimum width for a multi-purpose path is 8' with 12' being the accepted maximum width.

Discussion ensued regarding the utility box for Time Warner Cable and the possibilities for working around it.

Mr. Vianello asked if we knew what kind of materials would be used for the multi-use path down the road. Engineer Ertel said he assumed it would be asphalt. Mayor Policastro said it would be up to ODOT and OKI as the Village would not have a say in the matter.

Mr. Rich asked if there are any utility overlays over the parking pads. Engineer Ertel said water, Time Warner Cable, two gas lines and some sanitary sewers. Mr. Rich asked if the sanitary sewer lines are constructed to have traffic on them. Engineer Ertel said it would not matter for the multi-use path but for the parking he would have to research where the sanitary

sewer taps crossed to make the pavement a thicker section at that point. Mr. Rich said he would be concerned about the wall construction of the sanitary sewer to put both the compaction and the traffic on top of it and asked about the subgrade. Engineer Ertel said he is planning two inches aggregate and one inch asphalt. Mr. Rich expressed concern about the longevity of the parking spaces and the continued maintenance unless it is really built to requirement. He would suggest 10-12' of packed subgrade with at least 6" of base and then 2" asphalt paving because he is concerned about it deteriorating over time. It is currently a natural drainage area. The aggregate base would stabilize the area so the paving can be put on top. We should take into consideration that some utilities may have to be moved and with that there is a cost. He is not sure if that is in the budget.

Mayor Policastro said we need to find out where the utilities are and asked Engineer Ertel to do more research. He suggested tabling the matter until we have more information and see a utility plan.

Mr. Rich distributed some statistical background on parallel parking versus diagonal parking. There were a lot of opinions at the last meeting but there were not a lot of facts. Statistically parallel parking is 30% safer than angled parking. He asked Planning Commission to take that into consideration should we need to move utility or sanitary lines.

Mayor Policastro said that Planning Commission has voted on the parking so that is a done deal. We are here to discuss are we going to go with the bike path that the Engineer has laid out.

Mr. Vianello asked how long it will take to gather the information on the utilities to put together a plan. Engineer Ertel said approximately one to two months.

Linda Bartlett, 3611 Mound Way, asked regardless of the size of the car if they pull up all the way in the parking spot will they overhang in the future multi-purpose trail or will there be a buffer. Engineer Ertel said if it is 19' vehicle they will overhang in the 12' path. As drawn there is no buffer. Mrs. Bartlett said there should be a buffer between the end of the parking pad and the path. She is concerned about either a biker or walker running into the car as it protrudes into the path.

Mr. Brown suggested a landscaping bush buffer between the parking pad and the path.

Mr. Vianello said perhaps the multi-purpose path should not be for bikes at all. Mrs. Bartlett said she thought the purpose for the bike trail was to get the bikes off of Murray Avenue. Mr. Vianello said he is more concerned with safety and the aesthetics of the Village. Mr. Vianello said once we get the utilities study complete we should make it mandatory to have car stops far enough in the parking space. Mr. Brown said that would also let cars know that the back of the car is not hanging out.

Mr. Rich asked if the plans included wheel stops. Engineer Ertel said we can add them but they are not included in the estimate budget. Mr. Rich said they could be added should there be a path in the future.

Mr. Tom Feie, 3857 Settle Road, asked what cars are allowed to overhang sidewalks today in the Village. His answer would be none. He agreed that there should be some sort of stop between the parking spot and the path. He asked Mayor Policastro what his comment "It's a done deal" meant. Mayor Policastro said it referred to the positive vote last meeting by Planning Commission to go with slanted parking on Murray Avenue. In other words the slanted parking on

the south side of the grass island is going to happen and the possible future bike and walking path will be on the north side.

Mr. Andrew Seeger, 6988 Crystal Springs, said he has worked on several projects where utilities were not deep and they just encased them in concrete. It is a quick way to add stability and strength. He said he is not sure what design the Engineer is basing his drawings on besides ODOT standards and the City of Cincinnati. He does not see why we need to have a 12' multi-purpose path. A normal lane on a highway is 11' wide.

Mr. Rich said the group that was at the last Planning Commission meeting in favor of the 12' bike path indicated that in order to get federal grant funding it generally requires a 12' path. Mr. Vianello said his understanding was they could still get federal funding if the path was 10'.

Mayor Policastro said what we are doing is make it so ODOT or OKI have an area to do this someday. He does not believe it will happen. He sent a letter to ODOT in 2015 saying that they had permission to use the north side for a path. We need to establish a diagram that they can go by. He agreed that 12' is way too big and 10' would be more than enough.

Mr. Vianello asked if safety mirrors could be installed on the poles when backing out on Murray Avenue and if so it is something we should consider doing. Engineer Ertel said it is possible. The poles are the property of Duke Energy so we would need permission to mount them.

Ms. Kim Beach, 3922 Pocahontas, asked what the current budget is for the project. Mayor Policastro the estimate for three pads was \$10,000. At the last meeting there was discussion to add a fourth pad. We will need to see what the construction bids come in at to determine if we will add the additional work. He feels that we will get some very low and reasonable bids since we got the bid package out to the contractors early in the year.

Mr. Rob Bartlett, 3611 Mound Way, asked when the scope of work is brought back if it could incorporate the curving to allow for utility boxes, fire hydrants etc. The Federal Department of Transportation says multi-use paths that have both directions should be 10' wide and have 2' clearance on each side. If you meet the federal guidelines you increase the chance for federal grant funding by whoever would apply for the grant.

Mr. Rich asked if Mr. Koepke is still participating in the planning. Engineer Ertel said Mr. Koepke is participating. Mr. Rich suggested asking Mr. Koepke to do the design part of the multi-use path. He would also be helpful to make suggestions as to where to put landscaping.

Mr. DeBlasio said what we need is a plan and the cost. They are all good ideas but we need to know how much it will cost and determine practicality.

Mr. Dennis Wolter, 3804 East Street, asked if the State of Ohio/ODOT ever grant a variance in a case of 8' path with a physical barrier to separate the two functions of parking cars and the multi-use path. Mr. Rich said he did not believe a variance would be needed from ODOT because it would not be in a right-of-way. But there are other sources of funding besides ODOT that could be utilized.

Ms. Lisa Wharton said her concern is plants, trees and the greenery. She is delighted that all of those things are being considered. She asked if we devoted the angled parking to compact sized cars would that free up more space for planting room in the median. Living on Murray

Avenue she finds most of the cars are compact sized. Engineer Ertel said that would allow for more buffer space. Mr. Wolter said he would be concerned with enforcement. Engineer Ertel said you would post compact cars only but it would be up to the police to enforce.

Mr. Rich asked if there was a survey done prior to the decision that was made regarding the parking spaces. Mayor Policastro said no but there have been many complaints for years. Mr. Rich said he would encourage the Village to develop the parking spaces incrementally. He runs down Murray four days a week and there has always been open parking spaces. Mr. Wolter said he too has travelled the area early in the morning and has found between 11-25 open parking spaces. He suggested looking into an unloading zone.

Mr. Feie said the Village needs to look at the long term and where we want to be years from now and don't just look at the parking needs.

Mr. Bartlett said Mr. Brown suggested where there will be no parking pads if you run the multi-purpose path down the middle of the median with planting on both sides it will be more aesthetically pleasing.

After discussion, Planning Commission asked the Village Engineer to submit his best plan for further review.

Mr. Vianello moved, seconded by Mayor Policastro to accept the minutes as written for August 24, 2016. On roll call; three ayes, no nays. Mr. Rich abstained.

Mr. Brown moved, seconded by Mr. DeBlasio to accept the minutes as written for January 18, 2017. Mr. Brown asked that the minutes be amended to read "does not squander an opportunity for a bike path". Mr. Rich said he did not receive the minutes. Mrs. Van Pelt said she will make the amended change by Mr. Brown and send the revised minutes for a vote at the next meeting.

The meeting adjourned at 7:10 p.m.

Respectfully Submitted,

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Ms. Shelly Reed, Secretary  
Secretary

