

VILLAGE OF GREENHILLS
COUNCIL PUBLIC HEARING
26 SEPTEMBER 2012
MINUTES

7:00 p.m. To receive citizen input regarding amendments to the Zoning Code and the Zoning Map of the Village of Greenhills

A public hearing regarding the above matter was opened on September 26, 2012 at 7:00 p.m. by Mayor Fred Murrell. Those present were Mayor Murrell, Messrs. Glenn Drees, David Adams Jeff Halter, Mrs. Maria Walther, Municipal Manager Evonne Kovach and Clerk of Council Kathy Lives.

Messrs. Greg Hermes and Bud Wolterman were absent.

Also present was guest Todd Kinskey, Director of Hamilton County Regional Planning.

Residents present were: John Willard, Wendel Fisher, John Gawlinski, Terri Treinen, Peggy Buehler, Ken Huff, Judi Huff, Judith Muehlenhard, Kenny Burck, Dennis Barber, Tony Schuler and Paul and Mary Ann Odegard.

Mayor Murrell stated the concerns expressed at the September 12, 2012 public hearing as follows:

- Opposition to development on the west side of Winton Road.
- Opposition to multifamily housing in the Village Center.
- Concern about fences and the need to keep privacy fences at six feet in height.
- Concern that the shopping center would become a non-conforming use.
- Need to limit urban farming to properties that are at least one acre in size.
- Opposition to restricting the number of pets at one property.

Mr. Todd Kinskey explained that the Village of Greenhills worked with the Hamilton County Regional Planning Commission on the Zone Change amendments. He noted the current Zoning Code is outdated and difficult to use and that the time is now to work through specific issues. Mr. Kinskey then outlined the amendments as follows:

1. Section 1.5, Section 4.6 and Chapter 2 Definitions – Adds regulations and definitions to enable control and location of Adult Entertainment Uses.
2. Chapter 2 – Revises and substantially expands the list of zoning and land use definitions.
3. Section 4.8 – Adds regulations for outdoor lighting.
4. Chapter 9 – Consolidates all accessory and temporary uses into a single Chapter. These regulations are scattered throughout the current Code. Also, adds a number of regulations that currently do not exist or are not addressed in the existing Code including Urban Agriculture, Home Day-Care (Type A & B), Parking of Boats, Trailers and RVs, Parking of Inoperable Vehicles, Parking and Storing of Commercial Vehicles in Residential

Village of Greenhills
Council Public Hearing
September 26, 2012

Districts, Dumpsters in Non-Residence Districts, Temporary Uses (festivals, contractor offices, model units, tents, etc.), Portable Storage Containers, and Solar Panels.

5. Section 9.11 – Revises regulations for fences, walls and hedges.
6. Section 9.12 – Revises regulations for satellite dishes to comply with FCC regulations.
7. Chapter 15 – Adds a new Chapter for the “Village Center”. This district would apply to the shopping center and the general vicinity of Winton Road and is designated to promote pedestrian oriented, mixed used development.
8. Chapter 18 – Adds a new Chapter to allow for the designation of local historic districts.
9. Chapter 19 - Adds landscape standards for bufferyards and streetscapes.
10. Chapter 20 – Adds off-street parking and loading requirements. Specifies parking requirements by use, design, minimum dimensions, setbacks, maintenance, etc.
11. Chapter 21 – Adds comprehensive sign regulations for all uses in the Village.
12. Chapter 22 – Clarifies and modifies the duties of the Village Council, Planning Commission and Board of Zoning Appeals with regard to their role in the planning and development review process.
13. Section 22.6 – Site Plan Review by the Planning Commission expanded to include review of all multi-family and commercial uses.

Mr. Thad Willard expressed concerns about the sale of village-owned property, multi-family density and restrictions to commercial signage.

Mr. Wendel Fisher called attention to the Urban Agriculture portion of the amendments to the Zoning Code and stated his opposition to keeping chickens in the village. He also questioned the use of outside wood-burning furnaces.

Ms. Terri Treinen commented on what and what not should be included in a village center, home-based offices and businesses, lot size and set back requirements, and public hearing requirements for Planning Commission site plan reviews.

Ms. Peggy Behler questioned why the residents are not voting on the Zoning Code amendments. Mayor Murrell explained the process set forth in the Charter and Codified Ordinances. He further explained that in a representative form of government, Council is elected to take action on behalf of the electorate, including amendments to the Zoning Code.

Ms. Judy Huff brought to Council’s attention suspected code violations at 66 Hadley Road and stated the amended Zoning Code must address these issues. Ms. Huff’s complaints were referred to the Municipal Manager for follow up.

With no further comments forthcoming, the public hearing closed at 7:47 p.m.