

VILLAGE OF GREENHILLS

COUNCIL WORK SESSION

JANUARY 29, 2013

MINUTES

A work session of the Council of the Village of Greenhills, Ohio was called to order on January 29, 2013 at 7:00 p.m. by Mayor Fred Murrell. Present were: Mayor Murrell and Messrs. David Adams, Jeff Halter, Greg Hermes, Bud Wolterman and Mrs. Maria Waltherr. Also present were: Municipal Manager Evonne Kovach, Law Director Jeff Forbes, and Clerk of Council Kathy Lives.

Guest: Mr. Todd Kinskey, AICP, Director of Regional Planning, Hamilton County

Mr. Glenn Drees was not present due to a prior business commitment.

Community Development Committee - Halter

Proposed Amendments to the Zoning Code

Mayor Murrell explained the amendments proposed by the Planning Commission, Council, and residents will not result in a perfect document that will in all ways please everyone. The Zoning Code serves as a base expectation in most cases. It is the duty of the Board of Zoning Appeals to hear special circumstances.

Mr. Forbes confirmed that the Zoning Code and Zoning Map will be considered as two separate ordinances.

Changes agreed on by Village Council

1. In reference to Section 9.2 E, language will be developed that differentiates between herbs grown for ornamental or kitchen use vs. "farming" of crops in front yards. The definition will prohibit "row crops" and require incorporation of front yard plantings into an overall landscape plan.
2. In reference to Section 9.2 F, Council agreed to retain the clause pertaining to permitting small farm animals.
3. Chapter 15 Village Center District

Council agreed to remove properties on the west side of Winton Road from the Village Center District and the golf course.

Mr. Forbes explained the ultimate protection for the Commons is stated in the Charter, "Council shall not have the power to vacate the public use of the Commons area." Identification of the Commons is noted on the Zoning Map; it was suggested that identification of the Commons be identified in the Charter as well.

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Items clarified and agreed on by Village Council

1. Page 53 – Section 9.1E Home Occupations strike the words “and only.... premises.”
2. Page 59 – Section 9.10 B. Strike “without the approval from the Board of Zoning Appeals.”
3. Page 143 –Section 21.2 Permitted Signs in Non-Residential Districts. Permanent signs shall be of style, material and design compatible with the associated building.

Mr. Halter will research options for a suggestion on design of and materials for permanent signs. In the meantime, the suggested language stated above will be contained in the document for the first reading.

4. Regulations pertaining to outdoor wood-burning furnaces will be reviewed by the Planning Commission.

Changes agreed on by Village Council

1. Page 60 – Section 9.11 B – permit fences 6 feet in height (measured from ground level) on side yards and up to 6 feet beginning at the back building line and into the rear yard. Strike the words “and shall have an open face area of no less than fifty (50%) percent.”
2. Page 144 – The height requirement in Section 21.2 B.2 will be changed to 8 feet as opposed to the 15 feet that is currently identified as the height restriction for a ground mounted sign.

Sketches are recommended and recommendation will be forwarded to the Planning Commission to be treated as an appendix.

Group of technical changes made and agreed upon by Village Council

Under Section 2.0 Definitions:

1. Page 12 – Regarding the definition of kennel, change wording to read: “more than 4” domesticated animals...

Page 17 - Amend Sign, Portable Sandwich Board to read “A portable sandwich board is a sign with 2 display surfaces that is not permanently anchored to the ground or a structure and has a hinged or A-frame construction that allows the sign to be displayed outdoors *only during the hours of operation.*”

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Page 18 - Amend Small Farm Animal definition, last word to read “*code*” instead of “Resolution.”

2. Page 53 – In Section 9.0 A. the reference to Chapter 17 should read Chapter 21.
3. Page 54 – Section 9.2 C. eliminate the words: “and stables”, add “and” in front of enclosures
4. Page 58 – Section 9.8 G. clarifies “the distance of 3 feet from the side and rear yard *property line* when parked...”
5. Page 60 – Amend 9.11 D. Site Distance Requirements to reference *Section 4.1* rather than 9.11.
6. Page 60 – Amend 9.11 F. Retaining Walls to read as follows: “Retaining walls shall be setback *from the residential property line a minimum of one (1) foot*. For clarification, the residential property line is the surveyed private property line; it would not include the right-of-way.

The first reading of the ordinances to adopt an amended Zoning Code and Zoning Map will be placed on the February 4, 2013 regular Council meeting.

With no further comments forthcoming, the meeting adjourned at 9:01 p.m.

MAYOR

CLERK OF COUNCIL