

**WRITTEN SUMMARY
PLANNING COMMISSION
MEETING MINUTES
Monday, August 1, 2016
1:30 p.m.**

With the absence of Mr. McAllister, the meeting was called to order at 1:30 by Mr. Samoviski.

Roll Call:

Members Present:

Mr. Tom Alf, Mr. Dave Belew, Ms. Teri Horsley, Mayor Pat Moeller, Mr. Mike Samoviski and Mr. Joshua Smith.

Members Absent:

Mr. Dale McAllister

City Staff Present:

Mr. Eugene (Bud) Scharf, Mr. John Creech, Ms. Meredith Murphy, Ms. Heather Hodges, Ms. Kim Kirsch, Mr. Ed Wilson, and Ms. Kathy Dudley (Assistant Law Director).

Swearing in of Those Providing Testimony to the Commission:

Ms. Dudley swore in the audience members wishing to speak.

Approval of Meeting Minutes- Written summary and audio recording for the following dates:

1. **April 4, 2016** – Motion to approve by Ms. Horsley, 2nd by Mr. Belew. With all “ayes” to roll call vote with exception of Mr. Alf and Mr. Samoviski (abstained, not present for meeting), the motion was approved 4-0-2.
2. **April 18, 2016** - Motion to approve by Ms. Horsley, 2nd by Mr. Belew. With all “ayes” to roll call vote, the motion was approved 6-0.
3. **June 20, 2016** - Motion to approve by Ms. Horsley, 2nd by Mr. Belew. With all “ayes” to roll call vote, the motion was approved 6-0.

Old Business:

None

New Business:

Agenda Item #1 - Public Hearing

Staff: John Creech

Request by Allen Loudiy, for a Conditional Use to allow the establishment of an Automobile Service and Minor Repair facility to operate on the property zoned B-2 Community Business District located at 735 South Erie Boulevard. (Allen Loudiy, Owner/Applicant).

Introduction

This is a request submitted by Allen Loudiy, for a Conditional Use to allow the establishment of an Automobile Service and Minor Repair facility to operate on the property zoned B-2 Community Business District located at 735 S. Erie Boulevard as shown on the Exhibit A map, which is part of the board packet.

Mr. Creech shows the Public Hearing notification map with the subject property outlined, and goes through the zoning on adjacent properties.

The property is zoned B-2 Community Business zoning district (Exhibit B) and measures approximately 10,877 square foot property and is comprised of a single parcel (City Lot Nos. 27073). Automobile Service and Minor Repair facility uses are Conditional Uses in the B-2 Community Business Zoning District and require review by the Planning Commission (Section 1121.39.26) and approval by City Council.

Mr. Creech points out that while the minimum lot area for an Automobile Service and Minor Repair facility is 20,000 square feet, a zoning variance was approved by the Board of Zoning Appeals on May 5, 2016 to reduce the minimum lot size requirement from 20,000 square feet to approximately 10,900 square feet. Mr. Creech says that a copy of the letter of approval for the variance was attached for the Board.

Mr. Creech speaks about the current building on the lot, its size, the existing setback and the property line.

Mr. Creech says that the Applicant submitted a site plan and written description as part of their application, and he spoke about the Applicant's plan for customer parking. He said that there is an existing fence that runs along the south and west property line of the existing parking lot on the south side of the building that is proposed to remain.

He then showed the site plan, and said that the plan indicates that a ten (10') foot wide portion of the existing parking lot along the south property line will be removed and landscaping will be installed and seven (7) vehicular parking spaces will be created along the south wall of the existing building. He then showed a picture of the parking lot, and also showed a picture of the entry door on the back and two bay doors on the front of the property.

He says that the site plan indicates that an existing driveway will be utilized for vehicular access to the property from South Erie Boulevard.

Mr. Creech then shows a picture of the property which was taken by Staff of parking blocks on the property, says that there are currently no cars on the lot, and the blocks keep cars from pulling in.

He points out that there is no defined sidewalk area or any clearly defined curb along the frontage of the property similar to the automobile sales use across the street. He says that the curb is designed so that someone could just drive right over it.

He says that the building is set back 5-10', and that vehicles will actually have to drive in the right-of-way area in front of the building to get into the building for repairs. He said that he doesn't believe that the parking blocks were there before and that cars parked in the right-of-way.

Mr. Creech says that public hearing notices were mailed to the owners of 88 properties within 500 feet of the property in question. At the time of the hearing, there were two (2) phone calls were received in objection to the request (and one was followed up with an e-mail which was attached for the Board's review).

Mr. Creech then went over the application and site plan provided by the Applicant per Section 1155.30., and addresses the nine (9) review criteria. All information relative to this requirement was included in the packets provided for the members of the Planning Commission.

Mr. Creech then states that Section 1155.10.2 also states that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

After consideration of the Conditional Use Review Criteria and the information provided by the applicant on the site plan and supporting material there is sufficient reason in the findings below to consider **Denial** of the Conditional Use.

Mr. Creech then goes over some of the points that the Applicant submitted on their application:

1. The "situation and conditions of the parcel" identified by the applicant in Parts A and B of attached Exhibit C (lot configuration i.e. shape, existing building) are an issue because of the proposed Conditional Use. The property is zoned B-2 and there are many other permitted commercial land uses in that zoning district that could be pursued by the applicant that are not "conditional uses".

The BZA granted a zoning variance to reduce the minimum lot size from 20,000 square feet; the property is 10,877 square feet for a use that the zoning ordinance requires to be a minimum of 20,000 square feet. The lot is 54 percent of the required lot size for the proposed Automobile Service and Repair facility. In addition, the existing building measures approximately 4,800 square feet which leaves approximately 6,060 square feet for vehicle parking. The existing building and the vehicular access to the building (garage doors) directly abuts the

public right-of-way. There is no clear demarcation between vehicular or pedestrian traffic in this public right-of-way area (which is approximately 28' 10" in width). The existing layout of the site, building configuration, limited on-site parking, and lack of defined curb, sidewalk, and curb lawn may encourage vehicles to pull directly from South Erie Boulevard into the front of the building and garage doors – creating a hazard to vehicular and pedestrian traffic in the 28' 10" wide public right-of-way area (see Exhibit D of Planning Commission packet).

2. The site plan indicates seven (7) spaces for vehicle parking for customers, employees, and parking for vehicles awaiting repair and/or pick-up after repair. The zoning code requires one (1) space for every 1,000 square feet of building area i.e. 5 spaces are required. This parking space calculation is based upon a generic commercial standard, and does not include a separate parking space calculation for an automobile repair use.

There is concern that given the size and placement of the existing building, vehicular access to the building directly from the public right-of-way and the few parking spaces provided, that the proposed Automobile Service and Minor Repair facility could be detrimental to the adjacent properties and impair the purposes of the zoning ordinance to protect the public interest. If the seven (7) parking spaces are being utilized, vehicles accessing the property could be inclined turn directly from South Erie Boulevard to park in front of the building and garage doors because of the lack of defined curb and curb lawn which could create a hazard to vehicular and pedestrian traffic that traverse the right-of-way in front of the building (also Exhibit D).

Mr. Creech goes on to state that if the Planning Commission denies the proposed Conditional Use, the Department of Community Development recommends that the Planning Commission utilize the following motion:

The Planning Commission recommends that City Council deny the proposed conditional use after consideration of the site plan, written description provided by the applicant, findings, and review of the Conditional Use Review Criteria – General Standards #2, #3, #5, #7, and #9) for the following reasons below:

- 1) The proposed use will substantially or permanently injure the appropriate use of neighboring property and will not serve the public convenience and welfare; and
- 2) The proposed use will not be harmonious with the existing or intended character of the general vicinity, and that such use will change the essential character of the same area; and

- 3) The proposed use will not have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets; and
- 4) The proposed use will be hazardous to or have a negative impact on existing or future neighboring uses; and
- 5) The proposed use will impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

Mr. Creech concludes his presentation by saying that the item was advertised as a public hearing. With no questions by members of the Planning Commission, the Public Hearing is opened.

First to speak was Mr. Jay Bennett, attorney for Mr. Loudiy. He gives the logistics and specifics of the building, and says that he doesn't believe that it is appropriate for any other use – it's an automotive garage. He says that it's completely screened on all sides, and shows the members of the Planning Commission what he is referring to on a large drawing of the property that he has brought. He also shows them the curb cut and bumpers on a photo that he has. He says that the operations and patron parking will be conducted inside the building; therefore, he doesn't believe that there should be an issue with the parking lot and spaces. He said that he believes that the size of the building provides a substantial "land use" benefit, in that most of the parking will be taking place inside the building, and basically that eliminates all of the "land use impact". He said that the parking spaces will be utilized by employees and any overflow patron parking. He also spoke about the large right-of-way, and said that it can be used to access both garage doors and allow entry and exit by vehicles without pulling out onto Route 4. He also gave what his solution is to the curb issue in the front of the business. He concluded by saying that his client is "trying to make something out of nothing", and to be "productive instead of non-productive".

Next to speak was Mr. Jonathan Wocher, Planner for McBride, Dale & Clairion. He spoke about the standards for approval and compared it to the staff report. He said that there are "use specific standards" and "general standards". He says that he believes that the proposed use complies with all of the standards with the exception of one (that being lot size), and that variance was approved by the BZA. He says that with that approval came certain guidelines, and he went through those. He believes that with that approval by the BZA, this application meets all 18 standards. With regard to the nine standards for general use, he believes that they also meet those. He then went through them, and gave the reasons why he believes the Applicant has met them.

Mr. Smith asked Mr. Wocher for clarification of the location of a barbershop that is nearby, asked what is located at 731 S. Erie, and Mr. Wocher answered him.

Mr. Wocher continued on with the list of “general standards”, and his client’s rationale for each answer. He said that he doesn’t believe that the Planning Commission should deny the application. Mr. Wocher then passed out a photograph that was taken the morning of the hearing to the members of the Planning Commission. He spoke to them about what they are seeing, and gave his proposal for the curb and curb cut issue. He concluded by saying that he feels like this is an application that can be approved, failure to approve it will really result in a lack of investment, and he expounded on that a bit.

Mr. Smith asked him if the Applicant has attempted to purchase more contiguous property to meet the 20,000 square feet standard. He goes on to say that for 52 years, the building was a TV repair shop; it wasn’t an automotive place until 2004. He says that he’s inclined to vote “no” against it because it needs to be 20,000 square feet. He says that he’s inclined to agree with staff suggestions, but would be open to consideration if there was an attempt to purchase contiguous properties to get them up to the 20,000 sq. ft. so that it would be a “permitted use” instead of a “conditional use”.

Mr. Wocher replied that he believed that it would still be a “conditional use”, and gave his reasoning for that answer. He says that he believes that they did what they needed to by getting a variance and they have met the minimum standard by way of the decision of the Board of Appeals. Mr. Smith said that he disagreed with Mr. Wocher’s opinion.

Mr. Alf said that he’s confused by the e-mail from the citizen who is concerned about a parking problem, because our current Applicant says that parking isn’t an issue. Mr. Wocher said that he believes that she is referring to the parking in the right-of-way and they are addressing that. He’s concerned that they are being punished for issues that have happened with the previous user of the property.

Mr. Samoviski asked Mr. Creech if he knew who sent the e-mail and what her address was. Mr. Creech replied that he wasn’t sure, but he believes that she lives on 14th Street. Mr. Creech did clarify that the e-mail was referring to the previous owners of the business that had been an issue, not these owners. Mr. Wocher talked about the fact that when you are on site, it feels like part of an abutting parking lot belongs to the current owner, but it does not.

Mr. Smith asked if the lot was 20,000 square feet, would they have had to apply for a variance, and Mr. Creech replied that they probably would not have, depending on the site plan that they submitted, and they had a bit more conversation about that.

Mr. Bennett re-addressed the Planning Commission and said that he believes that once a variance is granted, that becomes the standard for that particular piece of property.

With no further comments from the audience, Mayor Moeller made a Motion to close the public hearing. With a 2nd by Mr. Alf and all “ayes”, the public hearing was closed.

Mr. Smith made a Motion to recommend denial of the Conditional Use to the City Council based on the consideration of the site plan, written description provided by the applicant, findings, and review of the Conditional Use Review Criteria – General Standards #2, #3, #5, #7, and #9, with a 2nd by Mr. Alf.

Mr. Belew asked how long the building had been vacant, and Mr. Bennett replied that it's been vacant since approximately June 15, 2016. Mr. Smith asked for clarification as to what the building was used for between the times that it was purchased in November of 2015 and vacated in June of 2016, and Mr. Bennett said that it was an auto detailing shop.

With a roll call vote of 6-0, the Motion to deny the request was passed. Mr. Creech advised the Applicant that the first reading of the recommendation to deny will be August 24, 2016, the 2nd reading will be September 14, 2016, and that anyone interested may speak to Council during the "audience of citizens" on those dates.

Agenda Item #2 - Public Hearing

Staff: John Creech

Request by Hamilton City School District, for a Conditional Use to allow the establishment of an Institutional Use i.e. public education facility on property zoned R-4 Multi-Family Residence District located at 140 Ross Avenue (Hamilton City School District, Applicant)

Introduction

This is a request submitted by the Hamilton City School District (HCSD) for a Conditional Use Request to establish an Institutional Use i.e. public educational facility on property located at 140 Ross Avenue (Exhibit A). "Institutional Uses" are defined to include public education facilities. The property is zoned R-4 Multi-Family Residence District and is located within the boundary of the Rossville Historic District.

Mr. Creech shows the public hearing notification map with the property outlined in red, and says that the properties to the north are zoned MS-1 Main Street Core District, the properties to the west are zoned R-4 Multi-Family Residential, the properties to the south are zoned R-4 Multi-Family Residential, and to the east is MS-2 South B Street District.

The property is comprised of two (2) separate parcels, including a portion of a vacated alley that measures approximately one (1) acre. Within the R-4 Multi-Family Zoning District, "Institutional Uses" require Conditional Use review by the Planning Commission, (Section 1118.32) and approval by City Council.

Mr. Creech summarizes the Proposed Project Description as presented in the Commission packets, including the proposal for student parking, the proposed school bus route, and the proposed student drop off area. He says that there are 51 parking spaces associated with the site, and went over what the school district proposes to do with respect to parking for staff, students, and ADA parking. He says that the north side of the alley was actually subject to a vacation petition earlier in the year, but it is no longer moving forward. Mr. Creech then shows a map with the proposed "bus drop off" plan, and goes over the specifics of it.

Notification

Public Hearing Notices were mailed to the owners of 58 properties within 500 feet of the property in question. At the time of the hearing, were no objections expressed to the proposed conditional use 140 Ross Avenue.

Summary Review of Conditional Use Standards

Section 1155.10.2 confirms that the Planning Commission has no obligation to approve a Conditional Use. The Hamilton Zoning Ordinance assumes that the uses listed as conditional are not outright appropriate unless an applicant demonstrates to the Planning Commission that the use will not be detrimental to the public health, safety, or general welfare of the City or the neighborhood in which the Conditional Use is proposed.

Mr. Creech says that all of the information required by Section 1155 with regard to the site plan and written description has been received and is included in the Commission Packet for their review.

1155.30 – Application and Review

The applicant shall submit an application to the Department of Community Development for a Conditional Use along with applicable fee. The applicant shall submit at least the following supporting information to be considered for a Conditional Use.

- A. A written description of the proposed Conditional Use including nature of the business and hours of operation. The written description of the proposed Conditional Use should further address the nine (9) Conditional Use Review Criteria in Section 1155.30.C.

B. Plans of the proposed site for the Conditional Use indicating the location of all existing and proposed buildings, parking, loading, and driveway areas, traffic access and circulation, open spaces, landscaping, refuse and service areas, utilities, signage, yards and setbacks, and such other information as the PC may require to determine of the effect of the proposed Conditional Use on the surrounding neighborhood. (REVISED OR2015-9-80)

Mr. Creech then addressed an e-mail that was circulated with regard to “Institutional use”, and the findings of Staff to said inquiries.

He speaks about a requirement of the Ohio Schools Commission regarding recommended lot size for a high school, and how that would apply to this application.

He then goes over site plan proposals with regard to parking for employees and students, landscaping, and the plans for the exterior of the building.

Recommendation

A review of the nine Conditional Use Review Criteria – General Standards founds in Section 1155.30 (Exhibit C) provides the Planning Commission with the basic facts and circumstances of the proposed Conditional Use. After consideration of the Conditional Use Review Criteria – General Standards and the information provided by the applicant on the site plan and supporting material there is sufficient reason to consider **Approval** of the Conditional Use with Conditions.

If the Planning Commission approves the request for a Conditional Use submitted by the HCSD to allow the establishment of an Institutional Use i.e. public education facility, the Department of Community Development requests that the Planning Commission recommends that City Council approve the request for a Conditional Use subject to the following conditions of approval:

- 1) Bus Routes for student discharge: Park Avenue west on North C Street cross Main Street to South C Street left into alley behind 140 Ross Avenue.
- 2) School Resource Officer to be on-site during school hours.
- 3) Changes in signage or building exterior (design, color, etc.) to be reviewed by Architectural Design Review Board (ADRB).
- 4) Landscaping Plan to be submitted for site (identify existing, and any new plantings proposed). Note that landscaping is to be maintained in good condition and replaced as necessary, and any landscaping plan is to be reviewed by Municipal Arborist.
- 5) Any dumpster(s) to be enclosed in structure to match principal building.
- 6) 30 on-site parking spaces are required per zoning (1 space for every 5 classroom seats – $150/5=30$). Site plan to indicate staff, student, and visitor parking.
- 7) All student parking to be provided on-site.
- 8) On-site parking will be available for public parking after 5PM unless needed for school function.

- 9) All improvements and work indicated on construction drawings/documents approved as part of the Conditional Use be installed and maintained in good repair and replaced as necessary to remain in compliance with the approved Conditional Use - (includes building and exterior finishes, canopies, dumpster enclosure, landscaping, signage, pavement surfaces, and parking lot striping, etc.)
- 10) City will be notified if any new activities are proposed, not originally stated in the application, will be conducted in the facility.
- 11) The HCSD agrees to not object to the issuance of a State of Ohio liquor permit associated with a City of Hamilton supported development or redevelopment project within a 500 foot vicinity of 140 Ross Avenue. He indicates to the Planning Commission that this condition is in there due to possible development/establishing of restaurants in that area, and the School Board is agreeable to said condition.

Mr. Creech added that he would like the Commission to consider adding an additional condition as #12 (put on all Conditional Uses), which is that the construction drawings for the proposed work to be revised are subject to any future requirements of the City Interdepartmental Review (IDR) Committee upon review.

Mr. Creech concluded by saying that this item was advertised as a Public Hearing. With no discussion by the Board, Mr. Samoviski asked for audience members who wished to speak.

First was Mr. Larry Knapp, Business Manager for the Hamilton City School District and also the Applicant. He said that they feel that this type of facility can provide good services to the students and to the community. He gave a brief summary of the reason for the facility, why it is beneficial, how the internal operations of the School district will benefit, how the day to day operations will work, and how the drop off process will work.

There was then a brief question and answer session between Mr. Knapp and the members of the Planning Commission (with the exception of Mr. Alf who is on the School Board), regarding the number of students who could attend, a profile of the students that will attend, the types of classes that are offered, the hours that the school resource officer would be needed, and when the parking lot would be available as a public parking lot for citizens. It was suggested and agreed that Condition #8 would be amended to say that it will be available, except when it is needed for school functions.

Mr. Dingeldein spoke next. He said that as a resident of the Rossville district, he is in support of the use of the building as applied for, and gave the reasons for his support. Speaking as a CORE fund director, he said that he believes that the alley vacation has taken place, and that they have a contract ready to go out for bid for the work. He went on to give a summary of how that would change the specifics of Conditions #1 as listed, and said that given those specifics, he believes it should be amended to allow off street drop off from their buses.

With no further discussion by the audience, Ms. Horsley made a Motion to close the Public Hearing. With a 2nd by Mayor Moeller and all “ayes”, the Public Hearing was closed.

Mr. Smith made a Motion to approve the Conditional Use as presented with conditions as recommended by Planning; Condition #1 being amended to say that “bus drop off for discharge will happen on school property”; Condition #2 to be amended to say that a “school resource officer shall be on site during school hours” (a minimum of 7:30 am-2:30 pm to accommodate whatever school hours are); and Condition #8 to be amended to say that on-site parking will be available for public parking after 5:00 p.m. Monday-Friday and during weekends unless needed for school functions. With a 2nd by Ms. Horsley (and with the addition of Condition #12 as provided earlier by Staff), and roll call vote of 5-0-1 (abstain by Mr. Alf), the Motion passes. Mr. Samoviski thanked the Applicant and wished him good luck.

Mr. Creech advised the Applicant of the dates of the readings for City Council, and encouraged them to attend and speak in the audience of citizens.

Agenda Item #3 - Public Hearing

Staff: John Creech

Request to Vacate a Portion of the Bender Avenue Alley, located in the Fifth Ward, City of Hamilton, Butler County, Ohio (Marcell’s Inc., Applicant)

Background Information

Mr. William Burchfield of Marcell’s Inc. has submitted a request to vacate a portion of the Bender Avenue Alley that runs east/west between Harmon Avenue and Mosler Avenue. The portion proposed vacation is located in the block bounded by Mosler Avenue to the west, Grand Boulevard to the south, Harmon Avenue to the east, and Bender Avenue to the north. The Burchfield family owns the three (3) properties that abut to the subject alley. Marcell’s Inc. (vehicle towing & impound lot) abuts the alleyway.

The subject alley is approximately 12 feet in width and 188 feet in length. There are no utilities located within alleyway. The proposed alley vacation has been reviewed and approved by all City of Hamilton Departments through Interdepartmental Review.

Property owners within 200 feet of the subject property were notified by mail of the public hearing. There was one phone call for clarification of information, but no objections were received as of the hearing.

Mr. Creech advised the Planning Commission that the property that abuts the subject alley on the north is zoned I-1 Industrial District, property to the south is currently zoned I-1 Industrial District, and no change in zoning is proposed at this time.

Recommendation

If approved by the Planning Commission, the Department of Community Development recommends the following motion:

That the Planning Commission approves the proposed alley vacation, and recommend that City Council adopt the necessary legislation to vacate a portion of the Bender Avenue Alley, located in the Fifth Ward South Side, City of Hamilton, Butler County, Ohio.

Mr. Creech concluded by saying that this hearing was advertised as a Public Hearing.

Mr. Scharf advised that the members of the Planning Commission that while there has been Health Department issues with the Applicant and subject property in the past, there are currently no violations.

Mayor Moeller made a Motion to close the Public Hearing. With a 2nd by Mr. Belew and all "ayes", the Public Hearing was closed.

Mr. Belew made a Motion to approve the request as presented. With a 2nd by Mr. Smith and roll call vote of 6-0, the Motion passes.

Reports:

Mr. Creech advised that both the ADRB meeting of 8/2/16 and the BZA meeting of 8/4/16 were cancelled due to no new cases.

Mr. Creech also gave the verbal report on previous Planning Commission cases in progress:

1. 200 & 218 Brookwood Ave – Rezoning – 2nd Reading August 10, 2016
2. Draft AFH Plan – Approved July 27, 2016
3. Zoning Code Amendment – Exempt Signs – 2nd Reading August 10, 2016
4. Zoning Code Amendment – COA Fees – 2nd Reading August 10, 2016

Lastly, Mr. Creech advised that the next Planning Commission meeting is set for August 15, 2016, and he gave the specifics of the two items that had been received to date.

Adjournment:

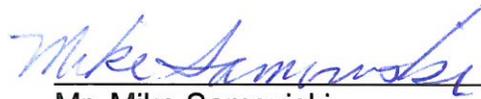
Mayor Moeller made a Motion to adjourn. With a 2nd by Mr. Belew and all "ayes", the meeting was adjourned.

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant



Mr. Eugene Scharf
Secretary



Mr. Mike Samoviski
Acting Chairman

PLANNING COMMISSION MEETING
City of Hamilton Council Chambers

MEETING DATE: 8/1/16

MEETING TIME: 1:30 pm

Please sign in and provide requested information. Thank you for your participation.

| Name | Agency | Address | Phone | Email |
|----------------------------|-------------------------|---|--------------|-------------------------|
| Tony Orr | Hamilton Schools | | | |
| Jonathan Walker | McBride Dule Clarion | 5729 Dragonway, Suite 300 Cincinnati, OH 45227 | 513-561-6237 | jwalker@mcbridedule.com |
| JAY C. BENNETT | ATTY AT LAW | 5915 FRANKLEED RD STE OXFORD OHIO 45056 S | 513 523-4104 | jcblaw24@yahoo.com |
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