

**WRITTEN SUMMARY
SPECIAL PLANNING COMMISSION MEETING
Monday, October 31, 2016
8:35 a.m.**

The meeting was called to order at 8:35 a.m. by Mr. McAllister at the site visit of 259 S. Edgewood Avenue, Hamilton, Ohio.

Roll Call:

Members Present:

Mr. Dave Belew, Ms. Teri Horsley, Mr. Dale McAllister, Mayor Pat Moeller, and Mr. Joshua Smith.

Members Absent:

Mr. Tom Alf and Mr. Mike Samoviski.

City Staff Present:

Mr. Eugene (Bud) Scharf, Mr. John Creech, Ms. Kim Kirsch, Ms. Kathy Dudley (Assistant Law Director), Mr. Tim Werdmann, Mr. Scott Scrimizzi, Mr. Jody Gunderson, Mr. Tom Vanderhorst, and Mr. Boyce Swift.

Guests:

Mr. Mike Day, Property Owner, Mr. Larry Fiehrer, Attorney at Law.

Swearing in of Those Providing Testimony to the Commission:

Ms. Dudley swore in Mr. Mike Day (owner of the property and Applicant).

Agenda Item #1- Site Visit

Request for a Conditional Use to allow the expansion of an existing Vehicle Impound Lot to operate on property zoned I-1 Limited Industrial District located at 259 South Edgewood Avenue (City Lot No. 5993) (Robert M. Day/Day's Sunoco & Towing LLC., Applicant/Owner).

This special meeting was prompted by the Planning Commission meeting which was held on October 17, 2016. At that time, the item was tabled, and it was suggested that the Board and Staff do a site visit to the property in question.

There were several Board members present, as well as Staff and other City of Hamilton employees. Also present was Mr. Day, and Mr. Larry Fiehrer (on behalf of Mr. Day).

After the meeting was officially convened and Mr. Day was sworn in, he said that he would like to keep the entrance on S. Edgewood Avenue as the main entrance for the business. He added that the gate to the back part of the lot where the cars are kept is 100% contained. He continued saying that he believes that the best defense for crime against his type of business is if people don't know it's there, and with the fence that he has up around it, it's hard to see what's contained within the boundaries.

Mayor Moeller asked Mr. Day if he does anything to keep the open part of the lot secure, and he replied that the only thing he does is to keep a couple of cars on it so that it looks like someone is around.

When asked how many cars are on the impound lot presently, he responded that he believed it was about 30. He added that some of the cars are waiting to be scrapped at this time.

When asked who maintains the grassy area on the Millville Avenue side of the lot, Mr. Day responded that part of it is his responsibility, and part of it belongs to the railroad to maintain. He said that he had someone who normally cut the grass for him, but that person had passed away recently and that's why his portion is unmaintained at this time. He then added that someone was scheduled to come today to cut the grass.

Mr. Day opened the gate to the impound lot itself, and the group proceeded inside. Mr. McAllister asked Mr. Day if the cars that are on the lot are in the same condition as when they were brought in, and he responded that they were. Mr. Day was asked if he had considered getting gravel to put down, and he responded that the lot has a good blacktop surface to it at this time, so he didn't see any need.

When asked how long he keeps cars on the lot, Mr. Day responded that he tries to do everything within 90 days.

Mr. Day was asked if he knew if there were any tenants in the building directly behind the carwash and who owned it (239 S. Edgewood), and he responded that he believed it was Cox Saddlery, and gave a little more information about who he believed was there as a tenant.

When asked where his property line is in relation to the car wash, Mr. Day showed what he believes to be the marker and said that he thinks that it's approximately 10' away.

Mr. McAllister asked Mr. Day about the telephone tower on the property, and he said that it's on his property, but the tower owner has an easement for access to it.

Before the meeting concluded, Mr. Day said that he was going to try to find a way to reach the railroad because when we had the last huge rainfall, there was a large deluge of water that came from their area and poured straight into his buildings located along the Millville Avenue side.

Mr. McAllister made a Motion to Adjourn. With a 2nd by Mr. Smith, the meeting was adjourned at 9:09 a.m.

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant



Mr. Eugene Scharf
Secretary



Mr. Dale McAllister
Chairman

PLANNING COMMISSION
 City of Hamilton
 259 S. Edgewood Avenue

MEETING DATE: 10/31/16

MEETING TIME: 8:30 a.m.

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

Name	Agency	Address	Phone	Email
John Creech	COH	345 High St.	785-7350	John.Creech@hamilton-oh.gov
Dave MacLusker	PC			
Nancy Fiskler	City of Hamilton	300 N. 5th St.	889-7300	lang@fisherpubl.com
Tim Werdman	City of Hamilton	345 High		
Pat Muelle	COH	325 W. 2nd	383-0734	
Alan Baker	COH	318 S. 11th St	863-1543	
JOSHUA SMITH	COH	345 High	785-7002	
Scott Scamizzi	COH	345 High	785 7181	
Jody Gundersen	COH	345 High	785-7070	
Kathy Pulley	COH	345 High	785-7141	

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 City of Hamilton
 259 S. Edgewood Avenue

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Name	Agency	Address	Phone	Email
Paul Scharf	City of Hamilton	345 Wisk	785-7020	
Lui Rauschly	Planning Commission	ON		
Mike Day	Doy's Towing	3051 Old Oxford Rd		
Tom Vanderhoest	City of Hamilton		785-7174	
Boyle Swift	City of Hamilton		x7057	
Jim Kurpen	City of Hamilton			