WRITTEN SUMMARY
PLANNING COMMISSION
MEETING MINUTES
Monday, April 18, 2016
1:40 p.m.

Roll Call:

Members Present: Mr. Dave Belew, Mr. Dale McAllister, Mayor Pat Moeller, Mr. Mike Samoviski, and Ms. Kathy Dudley (Assistant Law Director for Mr. Joshua Smith)

Members Absent: Mr. Tom Alf and Ms. Teri Horsley

City Staff Present: Mr. Eugene (Bud) Scharf, Mr. John Creech, Ms. Meredith Murphy, Ms. Kim Kirsch, Mr. Ed Wilson

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:

January 19, 2016 – Motion by Ms. Dudley to table the approval of the minutes until next meeting due to the number of other Board members absent. With a 2nd by Mr. Samoviski and roll call responses of all "Ayes", the Motion passes and the minutes are tabled until the next meeting.

Old Business: None

New Business: Agenda Item #1 - Public Hearing **Staff: John Creech**

Request by Thomas Britt for a Conditional Use to allow the establishment of an Automobile Sales facility (Special Interest Auto Sales LLC) on property zoned I-2 Industrial District located at 3720 Symmes Road (Thomas Britt/Carol Besl, Applicant/Owner).

Introduction:

This is a request submitted by Thomas Britt to approve a Conditional Use to establish an Automobile Sales facility use (Special Interest Auto Sales LLC) on the property located at 3720 Symmes Road (NE corner of Symmes Road and Kiesland Court as shown on Exhibit A). The property is zoned I-2 Industrial district (Exhibit B) and is comprised of a single 1.17 acre lot (City Lot No. 28741). Automobile Sales uses are Conditional Uses in the I-2 Industrial Zoning District and require review by the Planning Commission (Section 1127.50) and approval by City Council.

Proposed Project:

The proposed project is a single story 6,000 square foot (100 ft x. 60 ft) warehouse building that faces Symmes Road. There will be a 300 square foot interior office space located in the SW corner of the building and the remainder will be used for automobile storage. The proposed building will be between 18 to 22 feet in height for architectural purposes. The two facades of the building that face the two public streets will include windows and retractable overhead doors for vehicular access into the building. These two facades of the building will include a masonry (stone or brick veneer) base on the south elevation of the building and stucco finishes and raised roof parapet. The rear and east side of the building will be metal finish with masonry base.

Vehicular access to the property will be from single driveway on Kiesland Court. The proposed project includes eight (8) parking spaces in the front of the building. These parking spaces will be used for periodic display of automobiles for sale.

According to the applicant, Special Interest Auto Sales LLC is primarily an internet automobile sales use that focuses on classic, muscle (performance) and sports cars. Special Interest Auto Sales sells and delivers automobiles to buyers around the world. According to the applicant, many potential purchasers browse the vehicles for sale on their website and then visit the warehouse to view or pick-up the automobile. Special Interest Auto Sales is currently located at 3120 Homeward Avenue in the City of Fairfield.

Mr. Creech then shows a site plan and gives the lot size (1.2 acres) and the minimum that is required by zoning. He says that the building will be setback 50' along Kiesland and 80' along Symmes Road. He then showed a sample provided by the applicant of the proposed colors for the building. He says that the applicant has provided all necessary information required for the Planning Commission (including written description of property and site plan). He adds that the applicant has met the 9 criteria, and he shows a summary on the screen.

Notification:

Public Hearing Notices were mailed to the owners of 9 properties within 500 feet of the property in question. There were no objections expressed to the proposed Conditional Use for 3720 Symmes Road.

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.

Recommendation:

A review of the nine Conditional Use Review Criteria – General Standards founds in Section 1155.30 (Exhibit C provided to the Board) 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, 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. **Construction drawings/documents for the proposed improvements and work shall be revised subject to any future review requirements of the City of Hamilton Departmental Review.**

2. **Proposed building will be stucco finish on south and west façade, brick/ stone or masonry material veneer on lower level of south and west façade as shown on plans and supporting material submitted by the applicant. If exterior dumpster enclosure is provided at later date the same finish materials shall be applied to the dumpster enclosure.**

3. **The north (rear) and east building façade to be painted to match the front and west façade of the building.**

4. **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, pavement surfaces, and parking lot striping).**

5. **No exterior storage/sales of accessory materials or merchandise other than operable automobiles.**

6. **Landscaping shall be provided as follows: All proposed landscaping item sizes to conform to the minimum size requirements found in Section 1111.10 of the Hamilton Zoning Ordinance. (Deciduous trees minimum of 2 ½ inches caliper, evergreen trees minimum of six (6') feet**

in height, shrubs/bushes minimum of 12 inches). Landscaping selection to be coordinated with Municipal Arborist.

7. **Any future free standing signage to be a monument sign and include brick/stone base materials similar to those used on the proposed building. Any additional building, wall and any other signage (permanent or temporary) will comply with Section 1138.00 Hamilton Sign Ordinance.**

8. **Mechanical equipment in support of the building to be screened from the public right of way by landscaping/privacy fencing, or placed on the north side of the proposed building.**

9. **Any areas of the site that are not used for building, landscaping or approved parking to be planted with grass.**

Mr. Creech concluded by saying that the hearing was advertised as a Public Hearing, and the applicant is present if the Board has any questions.

With no one in the audience wishing to speak and no questions for the applicant by the Board, Mr. Samoviski made a Motion to close the Public Hearing. With a 2nd by Mr. Belew and all "ayes", the Public Hearing was closed.

Mr. Samoviski made Motion for the Planning Commission to approve the request as presented, with the 9 conditions as set forth, with a 2nd by Mr. Belew.

Mr. McAllister requested that the Applicant plant some trees on the east side of the property, and he said that he had spoken to Mr. Creech about that and he was definitely going to do that.

With a roll call vote of all "ayes", the Motion passes 4-0, and the request is approved.

New Business: Agenda Item #2 - Public Hearing **Staff: John Creech**

Request by Community Design Alliance, on behalf of Robert Shane Kelly, for a Conditional Use to allow the expansion of an existing Automobile Sales facility to operate on property zoned B-2 Community Business District located at 2128 & 2204 Dixie Highway. (Community Design Alliance/Robert Shane Kelly, Applicant/Applicant).

Introduction:

This is a request submitted by Community Design Alliance, on behalf of Robert Shane Kelly, for a Conditional Use to allow the expansion of an existing Automobile Sales facility to operate on the property zoned B-2 Community Business District located at 2128 & 2204 Dixie Highway as shown on Exhibit A). The property is zoned B-2

Community Business zoning district (Exhibit B) and is a 36,526 square foot property comprised of four (4) separate parcels (City Lot Nos. 10855, 10942 N40, 10942 S10, and PT 10943). Automobile Sales uses are Conditional Uses in the B-2 Community Business Zoning District and require review by the Planning Commission (Section 1121.39.27) and approval by City Council.

Proposed Project:

The proposed project is the expansion of the existing automobile sales use (Quality Auto Center) located at 2124 Dixie Highway (City Lot No. 10855) onto the three (3) contiguous lots to the south (10942 N40, 10942 S10, and PT 10943, aka 2128 & 2204 Dixie Highway. The structures on these properties have recently been demolished, and the lots are currently vacant.

The existing automobile sales use is located on a 25,334 square foot property; the addition of the three (3) lots will add 11,192 additional square feet to the automobile sales use – once combined the property will measure 36,526 square feet.

Mr. Creech showed a map depicting the zoning for the surrounding properties (B-2, I-1 or I-2). He says that the area outlined in yellow is the existing property, and the red box is the proposed portion to be added. He also shows supporting information provided by the Applicant, and the proposed plan. He points out to the Board that the existing Quality Auto Sales property will remain as is, there are no changes to it. The new parcel that will be added to it will comply with all the requirements in the zoning code for Automobile Sales Uses.

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 below in Section 1155.30.C. The written description of the proposed Conditional Use is attached to this report (attached as Exhibit 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 shows the 9 General Standards for review, with the Applicant's rationale noted in italics.

Conditional Use Review Criteria – General Standards

In reviewing an application for a Conditional Use, the PC shall consider whether there is adequate evidence that the proposed Conditional Use is consistent with the nine (9) General Standards below.

(1) **The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.** An Automobile Sales facility is a Conditional Use in the I-2 Industrial Zoning District. 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. The applicant stated that *"An automobile Sales Facility use is a conditional use in the B-2 Community Business District."*

(2) **The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.** The applicant stated that *"All adjacent properties are developed. The property was in disrepair at the time of purchase. The new owner has cleared the property to gravel base. Improvement to the property will enhance the quality of the neighborhood and provide a service and employment opportunities to the neighborhood."* This information is attached to this report (attached as Exhibit C).

(3) **The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.** The applicant stated that *"The east, north and south adjacent uses are ALL auto sales operations."* This information is attached to this report (attached as Exhibit C).

(4) **The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.** The applicant stated that *"All existing utilities are on site and available to east (S. Erie) and west (Dixie) and existing to vehicular access to both streets is present."* This information is attached to this report (attached as Exhibit C).

(5) The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets. The applicant stated that *"Two major streets adjoin the property to the east (Dixie Hwy) and to the west (S. Erie Blvd). The new owner does not plan to increase the number of curb cut, but rather decrease by one. Only one existing curb cut to remain on the new conditional use lots and is in straight alignment with Belle Ave to the West."* This information is attached to this report (attached as Exhibit C).

(6) The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use. The applicant stated that *"The owner is combining the lots with an existing approved Auto Sale lot to the north. ALL NEW LOTS shall meet the current development standards per 1121.39.17. The owner is requested consideration for the existing approved Auto Sale lot to the north to be allowed to continue under its current configuration and use…particularly the 10 foot setback required under current conditional use standards. The lot is so configured between two major arterial frontages, that 40% of the useable area of the lot would be lot under the 10 foot setback requirement. Again, the new lots being combined with the existing approved Auto Sales would ALL be compliant with the new development standards, including the 10 foot setback.*

- *Lot Area (combined) = 36,526 sq ft > 20,000 sq ft. minimum*
- *Lot Frontages are 294.14 feet (east) and 287.81 feet (west) > 100 ft minimum.*
- *Automobiles displayed on site will all be for sale or for minor repairs within 30 days allowed.*
- *Automobiles displayed for sale on new lots seeking conditional use approved will be located on paved surfaces 10 feet minimum from property lines or public ROW. NOTE: Existing lot P6461030000032 shall remain in the pavement/parking configuration as currently approved under its conditional use.*
- *Any repair services will be located within an enclosed building*
- *All vehicles stored outside will be operable new or used vehicles for sales or within the 30 day allowable repair window*
- *Only repair services that are permitted outside under conditional use will be undertaken.*
- *Hazardous Materials as defined by this zoning section will be recycled or removed in accordance with local, state, and federal laws.*
- *Indoor Storage will be used for any automotive parts or equipment*
- *There will be no building openings with 50 feet of a residential district*
- *Vehicular access to the new lots will be limited to one existing access curb cut per street. NOTE: Existing lot P6461030000032 shall remain in the curb cut/access drive configuration as currently approved under its conditional use.*
- *Proposed building will comply with Section 1111.00 Development Regulations."* This information is attached to this report (attached as Exhibit C).

(7) The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses. The applicant stated that *"The proposed redevelopment of the site will be an asset to the surrounding neighborhood uses as it will revitalize a deteriorating site and provide a larger and more compliant Auto Sales location in an area which is characterized by this dominant use group."* This information is attached to this report (attached as Exhibit C).

(8) The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district. The applicant stated that *"The proposed use will not create any more noise than the current use. The hours of operation are M-F 9am-7pm, Sat 10am-6pm, Sun 10am-4pm."* This information is attached to this report (attached as Exhibit C).

(9) The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The applicant stated that *"The proposed conditional use will re-vitalize and improve a deteriorating property."* This information is attached to this report (attached as Exhibit C).

The applicant has indicated that in the future they intend to remove the existing structures on the property and construct a new, larger automobile showroom and garage facility. If they do that at a later date, they would come back to Planning Commission with a request for a Conditional Use.

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.

Notification:

Mr. Creech stated that Public Hearing Notices were mailed to approximately 40 property owners within 500 feet of the property in question. There were two phone calls received, one with questions about the proposed conditional use, and the other in support of the Conditional Use.

Recommendation:

A review of the nine Conditional Use Review Criteria – General Standards founds in Section 1155.30 (Exhibit C as provided to the Board) 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, 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. **Construction drawings/documents for the proposed improvements and work shall be revised subject to any future review requirements of the City of Hamilton Departmental Review.**

2. **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, landscaping, pavement/walkway surfaces, and parking lot striping).**

3. **No exterior storage/sales of accessory materials or merchandise other than operable automobiles.**

4. **Landscaping shall be provided as follows: All proposed landscaping item sizes to conform to the minimum size requirements found in Section 1111.10 of the Hamilton Zoning Ordinance. (Deciduous trees minimum of 2 ½ inches caliper, evergreen trees minimum of six (6') feet in height, shrubs/bushes minimum of 12 inches). Landscaping selection to be coordinated with Municipal Arborist.**

5. **The four (4) separate parcels to be combined into a single parcel by way of lot combination.**

6. **Any future free standing signage to be a monument sign and include brick/stone base materials similar to those used on the proposed building. Any additional building, wall and any other signage (permanent or temporary) will comply with Section 1138.00 Hamilton Sign Ordinance.**

7. **Any areas of the site that are not used for building, landscaping or approved parking to be planted with grass.**

Mr. Creech concluded his presentation, and advised the Board that the Applicant was present, should they have any questions for him.

Mr. Mike Dingeldein, CDA (representing Shane Kelly) introduced himself to the Board. He said that Mr. Creech had covered the item very thoroughly. He said that this is an expansion of their existing use, and they do have plans for a future building, but are not ready for that yet. At this time, they are hoping to expand onto that lot, and are continuing to meet all of the requirements of the Conditional Use. He went on to say that this since this is a continuation of a lot that has already been approved (and as presented), they believe that this is a straightforward application.

Mr. McAllister asked Mr. Creech if the lots are combined, is the "grandfathering" of the 10' setback for vehicles still in existence, or would they lose that. Mr. Creech replied that it will stay the same if they combine the lots, and it would only change if they propose any changes on that lot (i.e., taking down buildings and replacing them with new ones, or changing landscaping).

Ms. Dudley asked if one person owned all of the parcels and Mr. Dingeldein replied "yes". She asked if they have been combined on the Butler County Auditor's website, and he replied that is in process at this time (there is clear title for all parcels). She then asked Mr. Dingeldein a few questions about the location of the proposed curb cuts. He answered those in detail, and gave a little more information about their plans for the lot.

Mr. Scharf asked if there were plans to remove any of the existing buildings at the current time, and Mr. Dingeldein said that there are no plans at this time. He said that there are two buildings on the lot currently and those would remain until he comes back to the Board for permission to put up a new building. Mr. Scharf then asked if Mr. Kelly would be operating the businesses located in both of those buildings, and Mr. Dingeldein replied that he will.

Ms. Dudley asked Mr. Dingeldein what the current uses are for the two buildings. He replied that the large building to the south is the auto sales and repair building, and the building to the north is an auto parts recycling business. He said that the applicant sells parts off of cars.

Mr. McAllister asked if a "recycling business for auto" is a permitted use, and Mr. Creech said that if it is a "junkyard", that is not a permitted use. Mr. Creech said if they are refurbishing a part and then selling it, that is probably allowed. To bring a car and disassemble it would not be allowed. Mr. McAllister advised Mr. Dingeldein that he would need to make sure that the owner was aware of those restrictions.

Mr. Samoviski made a Motion to close the public hearing. With a 2nd by Ms. Dudley and all "ayes", the public hearing was closed.

Mr. Scharf suggested that an extra condition be added as #8, that no part disassembly may be done on the premises other than repair, and it must be done indoors.

Mr. Samoviski made a Motion to approve the request for Conditional Use subject to the seven (7) conditions as listed, and the addition of #8, that would prevent disassembly of automobiles on the subject property. With a 2nd by Mr. Belew and all "ayes" by roll call vote, the Motion passes with a vote of 4-0.

New Business: Agenda Item #3 - Public Hearing **Staff: John Creech**

Request to Rezone 1401 NW Washington (City Lot Nos. 23727), located in the City of Hamilton, First Ward North Side, from R-4 Multi-Family Residence District to R-O Multi-Family Residence/Office District. (Aurgroup Financial Credit Union, Applicant/Owner).

Background Information:

AurGroup Financial Credit Union is requesting to rezone 1401 NW Washington Boulevard (City Lot No. 23727) in order to combine the two parcels into a single parcel to allow for a canopy expansion onto the existing bank's Drive Thru. There are two parcels of land that make up the AurGroup property and the two properties are currently zoned differently. The property where the bank building is located is currently zoned R-O Multi-Family Residence/Office District and the parking lot parcel to the east is zoned R-4 Multi-Family Residence District. A zoning map is attached to the Application as Attachment 2. This rezoning is the first necessary step in order to permit the canopy extension for the AurGroup Financial Credit Union. Plans for the proposed canopy extension are attached as Attachment 3 for the Board's review. According the contractor, the reason for the request is because members get wet when they are trying to do business on that side of the drive-thru because it doesn't extend far enough out.

Mr. Creech shows the maps depicting the current property and the proposed change.

Mr. Creech says that fifty four (54) public hearing notices were mailed to property owners within 500 feet of the subject property. In response, several phone calls of inquiry were received, but no objections.

Recommendation:

The requested zone change from R-4 Multi-Family Residence District to R-O Multi-Family Residence/Office District would be a continuation of the current zoning of the Credit Union building on the corner of NW Washington Boulevard and Eaton Avenue and would allow for the expansion of the AurGroup Credit Union drive-through. This proposal also conforms with the land use shown on the Comprehensive Plan Land Use Designation.

If the Planning Commission approves the request to rezone the subject property located at 1401 NW Washington Boulevard, the Department of Community Development recommends the following motion to rezone the subject property:

1) That City Council Approve the rezoning of 1401 NW Washington Boulevard located in the First Ward North Side, City Lot No. 23727, from R-4 Multi-Family Residence District to R-O Multi-Family Residence/Office District.

Mr. McAllister asked if there was anyone in the audience wishing to speak on the matter. There being none, Mr. Samoviski made a Motion to close the public hearing. With a 2nd by Mr. Belew and all "ayes", the Motion carries and the public hearing is closed.

Mr. Samoviski made a Motion to approve the request as presented, with a 2nd by Mr. Belew. Mr. Scharf asked Mr. Creech a procedural question, and Mr. Creech answered it. With all "ayes" by roll call vote, the Motion passes with a vote of 4-0.

Reports:

Mr. Wilson gave the following verbal report on the upcoming Architectural Design Review Board (ADRB) meeting of April 19, 2016:

1. 407 North Third Street (German Village) – Rear addition
2. 339 North Third Street (German Village) – Painting
3. 345 North Third Street (German Village) – Painting and remove wooden shakes
4. 401 North Third Street (German Village) – Painting
5. 311 Village Street (German Village) – Painting
6. 21 South C Street (Rossville-Main Street) – Painting
7. 100 North B Street (State Historic Inventory) –Wood front porches, metal wrap of cornices

Mr. Creech gave the following verbal report on results of Board of Zoning Appeals (BZA) meeting of April 7, 2016:

1. 735 S. Erie Blvd – Variance for Auto Service & Minor Repair – Tabled at request of Applicant
2. 576 Sharon Lane – Variance to Number of Accessory Bldgs – Approved
3. 1019 Dayton Street – Change to Nonconforming Use – Approved
4. 117 Village Street – Appeal of ADRB Decision (Vinyl Siding) – Approved
5. 988 Ridgefield Drive – Variances for Accessory Bldg (Height) – Approved with Conditions
6. 244 Main Street – Appeal of ADRB Decision (Mural) - Approved

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

1. 2311 Lincoln Ave Rezoning – City Council 2nd Reading 4/13/16 - Tabled
2. 200, 202, 204, 206 N. Dick & 770 Park Ave – City Council 1st Reading 4/13/16 - Tabled
3. 814 Park Ave – City Council 1st Reading 4/13/16 - Tabled
4. Adult Business Amendment – City Council Caucus 4/13/16
5. IPD Amendment – City Council First Reading 4/27/16
6. 115 Dayton St – City Council First Reading 4/27/16
7. General Scott Replat & Right of Way Dedication – City Council First Reading 4/27/16
8. Central Avenue Square – City Council Caucus 4/27/16

Adjournment:

Ms. Dudley made a Motion to adjourn. With a 2nd by Mr. Samoviski and all "ayes", the meeting was adjourned.

Respectfully submitted,

Ms. Kim Kirsch
Administrative Assistant

Eugene F. Scharf Jr.
Mr. Eugene Scharf
Secretary

M Samoviski /Ach
fn
Mr. Dale McAllister
Chairman

PLANNING COMMISSION
City of Hamilton
Council Chambers

MEETING DATE: 4/18/16 **MEETING TIME: 1:30 p.m.**

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

Name	Agency	Address	Phone	Email
[illegible]	Ron Pitman		870-9926	
Thomas Britt	Special Interest Auto Sales	3120 Homeward Way	608-8121	SiaSales1@gmail.com
Thomas Britt Jr	Special Interest Auto Sales LLC	3120 Homeward Way	513 375-5500	SiaSales1@gmail.com
Marylu Jones	AurGroup	8811 Holden Blvd Fairfield	942 4422	mjones@aurgroup.org
Ron Pitman	Ron Pitman Realtor	6660 Dixie 45014	870-9966	RPitman@pitman.com
Mike Dingeldein	CDA	236 High	275-1740	mike@cdalliance.net