

**ANDERSON TOWNSHIP ZONING COMMISSION
APRIL 24, 2023**

The Anderson Township Zoning Commission held a regular meeting, duly called, on April 24, 2023, at 5:30 P.M. Present were the following members:

Jonathan Gothard, Acting Chair, Jay Lewis, Acting Vice Chair, Anne McBride, Brian Elliff, Brandon Guyer, Alternate.

Also present when the meeting was called to order were Paul Drury, Director, and Sarah Donovan, Assistant Director. A list of citizens in attendance is attached.

Mr. Gothard welcomed everyone and reminded all to sign in at the front of the doorway.

Approval of Agenda

Mr. Lewis moved, Mr. Elliff seconded, to approve the agenda for tonight's meeting with no changes. **A unanimous vote was taken: 5 yeas**

Approval of Minutes

Mr. Lewis moved, Mr. McBride seconded to approve the minutes from February 27, 2023 Zoning Commission hearing with no edits. **3 Yeas, 2 abstain- Gothard, Elliff**

CASE 1-2021 PUD MAJOR ADJUSTMENT

Mr. Drury read the staff report for an application filed by Jamie Humes of Traditions Building & Development Group, owner, developer and sole builder of the Linden Hill community, located at 6753 Salem Road (Book 500, Page 343, Parcel 369), zoned "C-PUD" Single-family Residence- Planned Unit Development.

Mr. Drury stated the applicant is requesting approval of a Major Adjustment to the Planned Unit Development (Case 1-2021 PUD) to allow for a 48 square foot, double sided (v-shaped), temporary sales sign. The applicant is also requesting a variance in regard to the maximum time allowed for the sign to be placed on site; requesting 18 months where 48 days is allowed.

Mr. Drury stated the tract is a net area of 0.262 acre, with approximately 109' on Salem Road and 77.35' on Linden Hill Lane, the topography on the site has a slight increase in grade from North to South, the existing and future use is for the open space lot for the Linden Hill Subdivision.

Mr. Drury stated that the applicant is proposing to maintain a 48 SF double sided (V-Shaped), 8 ft x 6 ft wide sales sign, that is installed with 4 x 4 posts, with a total sign height of 9ft.

Mr. Drury stated Case 1-2021 PUD was approved by the Zoning Commission on February 22, 2021. The Hamilton County Regional Planning Commission approved the preliminary plan on April 1, 2021. The

record plat has not been approved. The Township received a complaint in November 2021 of the recently installed sign. The Township contacted the Traditions Group and requested the sign be removed or brought into compliance. The Zoning Commission approved a Major Adjustment to the PUD in April 2022, to allow the same sign in question (48 SF, double sided, temporary sign) to be displayed for 18 months. The Zoning Commission approved a Major Adjustment to the PUD in June 2022 for the installation of entry columns with varying heights, as well as 6' high solid fencing in the front and side yards of Lots #8 and #9.

Mr. Drury stated that the application is being reviewed by the Zoning Commission because the sign is not in compliance with the sign size standards as outlined in the Anderson Township Zoning Resolution. The sign exceeds the maximum of 32 SF per sign, measuring at 48 SF per side. Additionally, the applicant has requested the sign be allowed to stand for 18 months where a maximum of 48 days is allowed per the Anderson Township Zoning Resolution.

Mr. Drury stated that the existing sign is not in compliance with Article 5.5, E, 10 of the Anderson Township Zoning Resolution. The article reads, "Temporary signs greater than eight (8) square feet in size are permitted in single family and multi family residence districts. Such signs shall be limited to one sign per premises and shall not exceed thirty-two (32) sq. ft. per side with a maximum of two (2) sides and shall not be illuminated. Such signs shall be displayed for not more than twelve (12) days per zoning certificate, and not to exceed forty-eight (48) days per year."

Mr. Drury stated Staff findings based on the Planned Unit Development evaluation criteria (Article 4.1, G):

1. The applicant has stated that the larger sign is appropriate for this location due to the posted speed limit on Salem and amount of traffic. The sign has also been placed slightly back from the minimum distance from Salem. The applicant is proposing a new location for the sign which will be even further back than the current location. While the sign is larger than permitted, only one sign is installed and proposed. This helps to reduce sign clutter on site.
2. The applicant stated that the current real-estate market is very unpredictable so a time period of 18 months may not be unreasonable to market 17 homesites. However, this will be the second 18 month extension that the applicant is requesting. The Zoning Commission has previously approved temporary signs to be in place for a 12 month period or once all the lots are sold (Enclave of Woodruff), three years or once all of the lots are sold (Nagel Village).
3. The temporary sign will not affect the open space parcel and stormwater detention area for the development.

Mr. Drury stated that should the Zoning Commission approve the combined sales sign, staff recommends that a condition be placed regarding the length of time the sign shall be installed, as well as limiting additional temporary signs along Salem Road while this sign is in place.

Mr. Lewis asked what the nature of the complaint was. Mr. Drury replied that was in November 2021 and it was regarding both developments along Salem and their upkeep.

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Ms. McBride asked how many signs they are permitted. Mr. Drury replied that they could have up to 32 sq. ft. per parcel, now that the subdivision has been platted, as well as multiple 8 sq. ft. signs.

Jamie Humes, Traditions Building & Development Group, applicant, stated that she is responsible for marketing for the company. She stated that with the unstable housing market, it is going to take longer to sell these houses. She noted that the monument style sign is just for aesthetics, but that the sales sign helps gain visibility along Salem Road. She stated that the sign will move behind the bench in order to make it more visible. She stated that they want to make this a great community and that they are spending a lot in the hope to make it the best they can.

Mr. Guyer asked if they are reusing the same sign. Ms. Humes replied that it will be the same sign, just moved.

Mr. Elliff how long they are thinking it will take to sell all of the lots. Ms. Humes replied that they don't have the expectations that it will be completed in 18 months.

Mr. Elliff asked how many lots have been sold, she stated one other lot from the model home.

Ms. McBride asked what the existing height is. Ms. Humes replied that it will be 9' high with the poles.

Ms. McBride asked if there will be mounding, Ms. Humes replied no, we are working with existing topography.

Ms. McBride noted that one of their conditions of approval is that landscaping be installed around the temporary sign. Ms. Humes replied that yes, it was installed and died and that they did not reinstall it because they had hoped to move it. Ms. McBride asked if they intend to install and maintain new landscaping. Ms. Humes replied yes.

Mr. Lewis asked if they could bring it into zoning compliance. Ms. Humes replied that it would be cost prohibitive but that it is possible.

Lawrence Aylward, 1154 Ayershire, asked if there is a life safety issue with people looking at the sign rather than looking at the people crossing the street.

Ms. Humes stated that with moving the sign back, they're hoping that it brings people into the community and off of Salem Road, so that it would eliminate the life/safety issue. She noted that this consideration is new to her, but she will take that into consideration.

Ms. McBride asked if it is necessary for the sign to be a V shape if you're going to only see it as you pull into Linden Hill. Ms. Humes replied that it could be one sided rather than V shaped.

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Public hearing closed at 5:51 PM

DECISION

Ms. McBride moved, Mr. Lewis seconded to approve Case 1-2021 PUD Major Adjustment for the property of 6753 Salem Road, Linden Hill Community by Traditions Building Group, as recommended by staff with the following conditions: that the sign be relocated to the proposed location, that the sign be permitted for a maximum of 18 months, that landscaping be placed around the sign, equal to the size of the sign, that the current height of the sign be maintained at the current topography, and that the size of the sign be reduced to 32 sq. ft.

4 Yeas, 1 no- Mr. Elliff

The meeting was adjourned at 5:57 PM

The next regular meeting would be held on May 22, 2023, at 5:30 p.m. at Anderson Center.

Respectfully submitted,



Jonathan Gothard, Acting Chair

