



## Anderson Township

7850 Five Mile Road  
Anderson Township, Ohio 45230-2356

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AndersonTownshipOH.gov  
AndersonCenterEvents.org

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Lt. Dave Downing  
Hamilton Co. Sheriff's Office  
513.474.5770

## ANDERSON TOWNSHIP ZONING COMMISSION

### AGENDA

MONDAY, DECEMBER 15, 2025 5:30 P.M.

ANDERSON CENTER- 7850 FIVE MILE ROAD

- 1) Approval of Agenda
- 2) Approval of Minutes  
- October 27, 2025
- 3) A quasi-judicial hearing for a Major Adjustment to a Planned Unit Development in Case 1-2020 PUD for 1240 Nagel Road (Book 500, Page 121, Parcel 158), filed by Joshua Blatt, Member of Hickory Woods Development Company, LLC, on behalf of Clous Anderson LLC, property owner, zoned "E-PUD" Retail Planned Unit Development. The applicant is proposing to construct an apartment community with 70 units, a density of 28.76 units per acre, with landscaping, lighting and 127 parking spaces.
- 4) A public hearing for a Major Modification to a Planned District in Case 2-2018 Anderson for 5230 Beechmont Avenue (Book 500, Page 430, Parcel 205), filed by Brian Doyle, Property Manager of NF Properties, on behalf of NF Properties, property owner, zoned "EE" Planned Business District. The applicant is proposing to add a pick up window with a drive lane to an existing building, removing 7 parking spaces, and adding an exterior walk in cooler.
- 5) A quasi-judicial hearing for a Major Adjustment to a Planned Unit Development in Case 1-2025 PUD for 8210 Beechmont Avenue (Book 500, Page 41, Parcel 199), filed by Chad Mayes, P.E. of Kimley Horn, on behalf of AREC 6 LLC, property owner, zoned "E-PUD" Retail Planned Unit Development. The applicant is requesting to remove the condition that the 20' x 40' canopy be constructed of a standing seam metal, not fabric placed in Resolution 2025-0623-01.