



Anderson Township

7850 Five Mile Road
Anderson Township, Ohio 45230-2356

513.688.8400
AndersonTownshipOH.gov
AndersonCenterEvents.org

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District 5 Commander

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

ANDERSON TOWNSHIP ZONING COMMISSION

AGENDA

MONDAY, FEBRUARY 23, 2026, 5:30 P.M.
ANDERSON CENTER- 7850 FIVE MILE ROAD

- 1) Approval of Agenda
- 2) Approval of Minutes
 - October 27, 2025
 - December 15, 2025
- 3) A continuation of 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.
- 4) A continuation of 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.
- 5) A public hearing for text amendments to the Anderson Township Zoning Resolution, including modifications to the temporary signage requirements and formatting errors throughout the document, in Case 1-2025 LUP, filed by the Anderson Township Planning and Zoning staff on behalf of the Board of Township Trustees.
- 6) A quasi-judicial hearing for a Planned Unit Development request in Case 1-2026 PUD, for 8342 and 8352 Beechmont Avenue (Book 500, Page 41, Parcels 237 and 230), filed by Macy Downey, of McBride Dale Clarion, on behalf of 7-Eleven, on behalf of Speedway LLC, property owner, zoned "E" Retail Business. The applicant is proposing a new 4,746 SF Speedway

(over)

convenience store and fuel station with six double-sided fuel dispensers.

7) Election of Officers