

**ANDERSON TOWNSHIP ZONING COMMISSION
JUNE 23, 2025**

The Anderson Township Zoning Commission held a regular meeting, duly called, on June 23, 2025, at 5:30 P.M. Present were the following members:

Jonathan Gothard, Chair, Brian Elliff, Vice Chair, Anne McBride, Jay Lewis and Jason Brewer, Alternate

Also, present when the meeting was called to order were Sarah Donovan, Assistant Director of Planning and Zoning, Stephen Springsteen, Planner I, and Brody Smith, UC Co-op. 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

Ms. McBride moved, Mr. Lewis seconded, to approve the agenda for tonight's meeting with no modifications.

A unanimous vote was taken

Approval of Minutes

Ms. McBride moved, Mr. Elliff seconded to approve the minutes with one modification from the April 28, 2025, Zoning Commission meeting.

4 Yeas, 1 Abstain- Mr. Brewer

Mr. Gothard swore in all those who wish to testify for the following quasi-judicial hearing.

CASE 1-2025 PUD

Ms. Donovan stated that this is a public hearing for Case 1-2025 PUD and read the staff report for an application filed by Anthony Wesley, on behalf of U-Haul, on behalf of AREC 6 LLC, property owner, located at 8210 Beechmont Ave (Book 500, Page 41, Parcel 199), zoned "E" Retail.

Ms. Donovan stated that the applicant is requesting a Planned Unit Development (PUD) approval for a parking expansion that occurred in September 2024, that increased the impervious surface ratio (ISR) of the parking area from 80% to 84%. The applicant is also proposing a 20'x40' canopy attached to the front of the building.

Ms. Donovan stated the tract is 2.155 acres, with approximately 200' of frontage on Beechmont Avenue, the topography is relatively flat, and the existing use is U-Haul.

Ms. Donovan stated that the applicant expanded the parking area by approximately 18'-28' to the east and 8' to the north in September 2024. The expansion occurred in conjunction with a parking lot repair. This increased the ISR of the property from 80% to 84%. Pavement was also added into the 10' required setback adjacent to the residential properties to the north, however, has since been removed back to

within the required 10' setback. The applicant is also proposing a 20'x40' steel canopy with a fabric top to be attached to the front of the building. The canopy is proposed over an existing drop-off area for trucks and equipment.

Ms. Donovan stated that the building on the property was constructed in 1970 and according to the Hamilton County Auditor website was purchased by U-Haul in 1984, and the current owner in 2006.

Ms. Donovan stated that an application for the parking expansion was submitted for the March 2025 Zoning Commission meeting, however, it was continued at the applicant's request to include the canopy.

Ms. Donovan stated that the Zoning Commission is reviewing the application because the ISR on the site was increased and the previous impervious surface ratio was greater than 60%, which triggers the PUD overlay and the standards found in Article 4.1 of the Zoning Resolution.

Zoning Resolution Compliance

Article 5.3, B, 2 states the following:

Applications for a zoning certificate where there is a proposed increase in the existing or required number of parking spaces, or a modification to the parking lot layout, shall be required to meet all requirements of this with the exception of Article 5.3, J and Article 5.3, L where the applicant shall demonstrate that, at a minimum, any new parking areas are in full compliance with these Subsections. Applications under these same conditions are not required to demonstrate compliance with Article 5.3, K unless the subject property is a non-residential use and is adjacent to a residential district, in which case, the application for a zoning certificate shall demonstrate that lighting levels along the property line(s) adjacent to the residential district are in compliance with Article 5.3, K.

A photometric plan was submitted that shows lighting levels at the property line compliant with Article 5.3, K.

The parking area has been modified to meet the minimum 10' setback requirement from the north property line. Staff is of the opinion that additional landscape screening should be installed along the new parking area adjacent to residential zoning / uses to the north. There is an existing fence and some landscaping, however staff is of the opinion that additional landscaping should be installed to provide a semi-opaque screen during the winter season per ATZR Article 5.3, L.

Ms. Donovan stated that in addition to compliance with the Township's Zoning Resolution, the development is also being reviewed in light of adopted plans for this area, such as the Anderson Plan, the Anderson Trails and Walkways Plan, and the Anderson Township Design Guidelines.

Ms. Donovan stated that the proposal is consistent with the goals and objectives of the Anderson Plan and its recommendations for enhancing economic activities. The Future Land Use classification identifies the site for General Mixed Use, which is defined as "Community and regional oriented businesses,

offices, and services that are located primarily along major thoroughfares. These uses may be located in individual-user buildings, multi-tenant buildings, or mixed-use buildings. Buildings are encouraged to be located close to the road with the majority of parking located to the side and rear of buildings. Residential uses may be located in mixed-use buildings but should only be located on the second floors or higher or behind nonresidential buildings.” The proposed use meets this description.

The application is consistent with the following Goals of the Anderson Plan:

Economic Vitality: The Township should attract a variety of businesses to meet changing demographics and market demands. With a focus on an expanded tax base with an increasing amount of land developed for a mixture of non-residential uses, this will attract new businesses and promote and retain existing businesses.

Land Use and Development: Anderson Township will be a well-planned community with a mixture of parks, recreational uses, residential neighborhoods, commercial centers and an industrial base balanced with agricultural uses.

Anderson Trails Plan

Beechmont Sidewalks:

Currently there are no sidewalks along the U-Haul frontage, however, sidewalks exist to the east. Infill sidewalk projects are identified in the Anderson Trails plan with design in this area beginning in 2025 and potential construction in 2027. Staff recommends the consideration of the condition of an easement made available from the owner to allow the Township to construct a sidewalk in the future as it appears limited right-of-way is available along this property, consistent with recommendation from the Anderson Trails Plan.

Ms. Donovan stated that the following elements of the Anderson Design Guidelines are recommended:

Buffers and Screening (p. 21): Appropriate buffers and screening are recommended to ensure compatibility with incompatible land uses such as commercial and residential. As stated above, staff recommends the applicant to add a vegetative screen along the northern property line adjacent to the new paved area, filling in gaps of the existing trees and vegetation.

Ms. Donovan stated that Staff recommends approval based on the Planned Unit Development evaluation criteria (Article 4.1, G):

1. The existing use and newly paved area is consistent with the “E” Retail District. The PUD Plan is compliant with the Zoning Resolution except for buffering requirements for parking spaces as noted above.
2. The application is consistent with the Vision and Goals of the Board of Trustees as outlined in the adopted Anderson Plan. The application is consistent with the following Goals of the Anderson Plan as outlined above:

Economic Vitality: The Township should attract a variety of businesses to meet changing demographics and market demands. With a focus on an expanded tax base with an increasing amount of land developed for a mixture of non-residential uses, this will attract new businesses and promote and retain existing businesses.

Land Use and Development: Anderson Township will be a well-planned community with a mixture of parks, recreational uses, residential neighborhoods, commercial centers and an industrial base balanced with agricultural uses.

3. The use (U-Haul) is compatible with surrounding retail land uses and has been in operation since 1984.
4. The size and physical features of the project area enable adequate protection of surrounding property and orderly and coordinated improvement of property in the vicinity of the site.
5. The paved area has been completed so no phasing is proposed. No timeline was given for the canopy construction.
6. The proposed development is serviced adequately and efficiently by essential public facilities and services, which are in existence on Beechmont Avenue.
7. There are no scenic or historical features, as identified or contained in plans duly adopted by the Anderson Township Board of Township Trustees and Hamilton County Regional Planning Commission, which would not be conserved.
8. The applicant is requesting that no additional landscaping be required for the northern property line. Staff suggests that the area be infilled with landscaping to provide a screen to the residential properties to the north.
9. Currently there are no sidewalks along the U-Haul frontage. Staff is requesting an easement be given to allow the Township to construct a sidewalk in conjunction with future Beechmont sidewalks, as recommended in the Anderson Trails Plan.
10. Staff is recommending that additional landscaping be installed along the northern property line to ensure visual and acoustical privacy.
11. The development does not include dedicated open space.
12. The development will not be detrimental to the present and potential surrounding uses.
13. The development is consistent with recommendations from Township, County, State and/or Federal agencies.
14. The development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.
15. There are no significant natural features on the property.

Ms. Donovan stated that if approved, staff recommends the following conditions:

1. Additional landscaping shall be installed to fill in the gaps along the new parking area to the north to provide adequate screening to the residential properties.
2. That an easement / right of entry be provided to the Township for the construction of a future sidewalk along Beechmont Avenue, per the recommendations of the Anderson Trails Plan adopted September 7, 2023.
3. That a revised site plan be submitted to include the parking expansion and canopy on the same plan.

Mr. Brewer, asked if there was any landscaping removed from the site in the construction of the parking lot and if that is reflected in the new plan. Ms. Donovan replied that she would ask the applicant that, that she was not aware.

Mr. Lewis asked how the additional parking spaces affects the parking count and if they are in compliance. Ms. Donovan stated they were in compliance with the parking count for this use.

Ms. McBride asked if any spaces were dedicated to customers. Ms. Donovan stated that they should ask the applicants, but based off going to the site, it looks like there is one area dedicated to customers. Ms. McBride asked if there were any changes to the lighting plan. Ms. Donovan replied no. Ms. McBride asked if there is a reason why the dumpsters are not enclosed or why it wasn't included in the staff report. Ms. Donovan replied that the dumpsters should be brought into compliance with a parking lot modification.

Mr. Eliff stated it was obvious that parking was added to the east side and asked if the pavement was also added in the North. Ms. Donovan replied correct, and that the Township was doing stormwater basin inspections and when staff notified U-Haul, they removed the 10 feet of pavement to the north.

Mr. Eliff asked if businesses want to apply for a permit to expand their parking lot, what is the process of going about that. Ms. Donovan explained that normally businesses come in and speak with staff about what sort of site plan or information will be needed to issue a zoning certificate.

Ms. McBride noted that there is construction equipment located within the 10 ft setback and asked if that would be removed as well. Ms. Donovan replied correct, everything would need to be removed from that area.

Mr. Gothard asked how the canopy compared to the Design Guidelines. Ms. Donovan stated that the only thing staff received was the footprint and the written statement of what it is going to be. She stated that we received a PowerPoint on why it is useful, but that staff would like to see more details on what it will look like.

Mr. Mark Quinn, U-Haul, stated that he started his career at the Beechmont store, and moved to other locations and other positions. He apologized for not obtaining a certificate for the parking expansion immediately. He stated that the business had been requested to remove a stump which required a crane that damaged the existing parking lot. Since the parking lot needed repairs, it was recommended by the U-Haul team to expand the parking area to help the store. Mr. Quinn stated that as for landscaping removed, it was maybe a couple of shrubs and honeysuckle and that the landscaping is the same as it also has been.

Mr. Eliff asked about the existing canopy on the site was original to the building. Mr. Quinn stated that the existing canopy was part of the roller rink building.

Ms. McBride asked what the hours are at the facility. Mr. Quinn replied that the hours are typically, 7 to 7. Ms. McBride asked about the self-service at the site. Mr. Quinn replied that they have a lot of self-service business with a key drop off. Ms. McBride asked if the customer parking is located on the side of the building and if they are marked. Mr. Quinn stated that the customers typically used the parking

on the east side of the building, but he wasn't sure if it was identified as that by signage.

Ms. McBride stated that she was interested in landscaping in the north and seeing the dumpsters put into an enclosure. Mr. Quinn replied that today was the first he had heard of a dumpster enclosure being a requirement. He added that he isn't opposed to adding additional landscaping.

Mr. Brewer asked about the material and design of the canopy. Mr. Quinn replied that it is a canvas top canopy with two post galvanized posts.

Mr. Gothard asked if he looked at other materials given its prominent location on Beechmont. Mr. Quinn replied that they have not as the company uses a set plan at 99% of the locations across the country to make everything uniform.

Mr. Quinn stated that he could not provide the easement, it will have to be a corporate sign off, however, he is in favor of the sidewalk easement and would recommend to his boss that the property owner would sign an easement.

Mike Stringer, 1299 Yellowglenn Dr, stated that U-Haul is a great neighbor and he has had no issues with the dumpster locations.

The public hearing was closed at 6:01 pm.

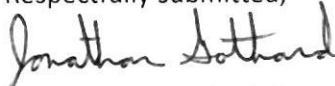
DECISION

Ms. McBride Moved, Mr. Lewis seconded to approve Case 1-2025 PUD for the property of 8210 Beechmont Avenue, also known as U-Haul, based on staff's findings and recommendations and with the following conditions (1) that additional landscaping shall be installed to fill in the gaps along the new parking area to the north to provide a visual screening to the residential properties with 6'-8' arborvitae, while leaving a gap for the neighbor's gate to the north, (2) that an easement/right of entry be provided to the Township for the construction of a future sidewalk along Beechmont Avenue, per the recommendations of the Anderson Trails Plan adopted September 7, 2023, (3) that a revised site plan be submitted to include the parking expansion and canopy on the same plan, (4) that the existing two dumpsters be enclosed and meet the Zoning Resolution requirements, (5) that no equipment, including trailers, be located within the 10' rear yard setback requirement, (6) that the canopy be constructed of a standing seam metal, not fabric.

A vote was taken. Yeas – 4, Mr. Brewer – no.

The next regular meeting would be held on July 28, 2025, at 5:30 p.m. at Anderson Center.
The meeting was adjourned

Respectfully submitted,


Jonathan Gothard, Chair

