

**ANDERSON TOWNSHIP ZONING COMMISSION
OCTOBER 27, 2025**

The Anderson Township Zoning Commission held a regular meeting, duly called, on October 27, 2025, at 5:30 P.M. Present were the following members:

Jonathan Gothard, Chair, Brian Elliff, Vice Chair, Jay Lewis, Susan Ward and Molly DeFosse, Alternate

Also, present when the meeting was called to order were Paul Drury, Director of Planning and Zoning, Eli Davies, Planner I, and Logan Vaughn, 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

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

A unanimous vote was taken

Approval of Minutes

Mr. Lewis moved, Mr. Elliff seconded to approve the minutes from the June 23, 2025 Zoning Commission hearing.

3 Yeas, 2 Abstain- Ms. Ward and Ms. DeFosse

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

CASE 3-2025 PUD

Mr. Drury stated that this is a public hearing for Case 3-2025 PUD and read the staff report for an application filed by Scott Kyle, of GBBN Architects, on behalf of River Vision Properties LLC, property owner, located at 6210 Kellogg Avenue (Book 500, Page 460, Parcels 78, 120, and 128), zoned "H" Riverfront.

Mr. Drury stated that the applicant is requesting a Planned Unit Development (PUD) approval to add 1,444 parking spaces, for a total of 3,442 parking spaces (in Anderson Township), to support a new music venue in the City of Cincinnati as well as the existing venues in Anderson Township, known as Venue East Parking Lot. The Impervious Surface Ratio (ISR) is proposed to be 74.3%.

Mr. Drury stated that the Zoning Commission is reviewing the application because the proposed development will have an impervious surface ratio greater than 60%, which triggers the PUD overlay and the standards found in Article 4.1 of the Zoning Resolution. The existing ISR of the site is 69.2% and the applicant is proposing an increase in the ISR to 74.3%.

Mr. Drury stated the tract is 49.39 acres (includes three parcels within Anderson Township), with approximately 1,397' of frontage on Kellogg Avenue (parcels within Anderson Township), the

topography is relatively flat, floodplain and partial floodway, and the existing use is formerly Coney Island Sunlite Pool, now a gravel area.

Mr. Drury stated that the applicant is proposing to construct a new parking lot (Venue East Parking Lot) which is set to serve both the existing venues in Anderson Township and the proposed new venue in the City of Cincinnati, in the location of the former Coney Island Sunlite Pool. The previous ISR was 69.2%, and the applicant is proposing an increase in the ISR to a total of 74.3%. The application also includes landscaping and lighting proposals for the parking lot.

Mr. Drury stated that ownership announced the closure of Sunlite Pool with the sale to MEMI in December of 2023. In 2024, demolition of the pool and related buildings took place, including filling the pool and covering the surface with gravel.

Zoning Resolution Compliance

The proposed development is non-compliant with the following articles of the Anderson Township Zoning Resolution:

Article 5.3, D, 2, b, iii – Sidewalks to a Right-of-Way: The sidewalk may be created as part of a driveway provided that it is delineated with a minimum of a painted line and the portion utilized for vehicular traffic is not reduced from the minimum width requirements.

Staff recommends that a site plan be submitted which shows interior pedestrian pathways as well as to the sidewalk along the roadway.

Article 5.3, D, 9 - Bicycle Parking: All non-residential uses shall contain two bicycle parking spaces, with locking accommodations and placed within reasonable access to the main entrance, for each 50 parking spaces. The space shall be at least two (2) feet by six (6) feet in size.

Staff recommends that bicycle racks be added to strategic locations within the property.

Article 5.3, E - Required number of parking spaces: The applicant did not provide the requested parking count to the Township. The applicant provided the following capacities for each venue: Farmer (new): 19,500; Riverbend: 21,500, and PNC: 4,454. One space per 4 persons is required based on maximum building capacity.

Staff counted the number of new parking spaces that will be provided within the Township, however, requests that the applicant provide an overall parking count of both sites (Township and City). A shared parking agreement between the former Coney property and the CSO property was provided.

Article 5.3, K - Lighting for Non-Single Family Uses: The Applicant submitted a photometric plan which does not show the footcandles at the property line.

A revised photometric plan is needed to show compliance.

Article 5.3, L, 6 – Parking Lot Interior Landscaping: a. Applicability: All parking lots with twenty (20) or more parking spaces shall comply with these interior parking lot landscaping requirements. Landscaping used to fulfill the perimeter parking lot landscaping requirements as outlined in Article 5.3, L, 4 shall not be considered for products of satisfying these interior parking lot landscaping requirements.
b. Minimum Planting Requirement: A minimum of 10 percent of the total interior parking lot area shall be landscaped with planted islands. A minimum of 1 tree and 2 shrubs shall be planted in interior islands for every 2,500 square feet of parking lot.

The applicant is requesting a variance from this requirement and proposing more landscaping between Kellogg Avenue and the parking lot, to buffer the parking area from the street.

Mr. Drury 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, Ohio Riverfront Plan, Kellogg Gateway Study, the Anderson Trails and Walkways Plan, and the Anderson Township Design Guidelines.

Mr. Drury 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 Entertainment Commercial, which is defined as "Commercial attractions and event destinations uses (e.g., Belterra Park, Riverbend and Coney Island) that provide space for adequate facilities and multimodal access (i.e., river access). May also include hospitality and appropriate service facilities such as hotels and restaurants or campus style office uses (north of Kellogg Avenue).” The proposed use meets this description.

The application is consistent with the following Goals of the Anderson Plan:
Land Use and Development: The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.

Continue to establish Anderson Township's riverfront as a regional entertainment destination while also protecting existing residential character and creating diverse new housing options. (Page 41) (see Ohio Riverfront Plan below)

Encourage mixed uses that are year-round and those that promote the area as a destination within Anderson Township, Cincinnati and the larger region. (Page 41) (see Ohio Riverfront Plan below) The site plan shows two future development pads within the parking lot that could be used for mixed development. There are no additional plans provided for these pads.

Ohio Riverfront Plan

Objective 3.2- Continue to establish the area around Coney Island, Riverbend and River Downs as an entertainment destination with supporting restaurant, retail and commercial uses.

Objective 1.4- Develop a scenic and multi-use riverwalk through the entertainment district of the Ohio

Riverfront that connects with the Ohio River Trail along Kellogg Road/US 52 east of the entertainment district. The applicant stated in their submittal that they will work with the Township in order to provide access to the Ohio River during non-concert times.

Kellogg Gateway Study

Page 32: Action Item- Develop consistent corridor guidelines and consistent streetscape treatments for lighting, signage, benches, trash receptacles, fencing and landscaping. *In lieu of interior landscaping islands, the applicant is proposing additional landscaping along the Kellogg streetscape area, consistent with the Kellogg Gateway Study implementation. The applicant is also proposing to replace the chain link fence with the ornamental aluminum fence, consistent with the existing former Coney Island fence around the pool and Belterra Park.*

Mr. Drury stated that the following elements of the Anderson Design Guidelines are recommended: Landscaping: Incorporate appropriate plantings that are in scale with their surroundings. The site plan shows more plantings at the boundary of the parking lot, which is appropriate for buffering to Kellogg Avenue.

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

1. The proposed parking lot redevelopment is consistent with underlying zoning district of "H" Riverfront.
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 Goal of the Anderson Plan as outlined above:
Land Use and Development: The Ohio Riverfront will be a regional economic generator with a mixture of business activities focused on entertainment and river industries.
3. The use (parking lot) is compatible with surrounding entertainment uses.
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. A construction timeline was submitted, with a proposed completion of Spring 2027.
6. The proposed development is serviced adequately and efficiently by essential public facilities and services, which are in existence on Kellogg Avenue.
7. There are several historical features across the Anderson Township parcel and the City of Cincinnati parcels, such as the tree grove, Coney Island entrance feature, Stone Tower and Moonlight gardens. The applicant is proposing to preserve these features.
8. Certain modifications of the zoning regulations may be warranted, such as the reduction in interior landscaping. If provided with a parking count, as well as an explanation on how the multiple venues would operate, a variance from the Zoning Resolution could be warranted for the modification of interior landscaping for more buffer landscaping.
9. Staff recommends that a site plan showing pedestrian connectivity be provided.
10. The adequacy of acoustical screening was not provided.
11. The development does not include dedicated open space.

12. The development may not be detrimental to the present and potential surrounding uses. The site has been an entertainment use for over 150 years. While it is still somewhat unclear how the 3 music venues may operate in the future, the new venue actually has less capacity than the existing Riverbend.
13. It is uncertain if the development is consistent with recommendations from County, State and/or Federal agencies, particularly for traffic impact. The only letters provided were from Duke, MSD, and GCWW.
14. The development is consistent with the Vision and Goals as adopted by the Anderson Township Board of Trustees.
15. The site is located in the floodplain and no correspondence from the approving agencies has been submitted regarding stormwater management.

Article 2.12, D, 8, a

Spirit and Intent: The proposed use and development will comply with the spirit and intention of the Zoning Resolution and with District purposes by meeting the conditional use standards.

No Adverse Effect: The proposed development will not have an adverse impact and will improve efficiencies of governmental services provided out of this site.

Protection of Public Services: The proposed development will not impact public services in any detrimental way, but rather enhance services, and improve the existing conditions of the site.

Consistent with Adopted Township Plans: The conditional use is in accordance with the Township's Comprehensive Plan and Zoning Resolution. Zoning requirements are being met, except for the requested variances listed below. As stated in the PUD criteria, the proposed plan is consistent with the Land Use and Development initiatives listed above.

Staff recommends a variance from the following article of the Zoning Resolution:

Article 5.3, K, 6

- a. Applicability: All parking lots with twenty (20) or more parking spaces shall comply with these interior parking lot landscaping requirements. Landscaping used to fulfill the perimeter parking lot landscaping requirements as outlined in Article 5.3, L, 4 shall not be considered for products of satisfying these interior parking lot landscaping requirements.
- b. Minimum Planting Requirement: A minimum of 10 percent of the total interior parking lot area shall be landscaped with planted islands. A minimum of 1 tree and 2 shrubs shall be planted in interior islands for every 2,500 square feet of parking lot.

Mr. Drury stated that if approved, staff recommends the following conditions:

1. Bike racks should be added in strategic locations to serve the buildings on the site.
2. A photometric plan showing footcandles to the property line should be provided.
3. A parking count of all lots being used for the multiple venues, both in the City of Cincinnati and Anderson Township, shall be provided.
4. Correspondence (approval) from ODOT and HCEO should be received and submitted to the Township regarding the Traffic Impact Study and Traffic Operation Plan prior to issuance of a

5. Any new signage shall be submitted to the Township for review and approval.
6. That the applicant works with the Township to provide a plan for access to the Ohio River during non-concert times, consistent with the goals of the Ohio Riverfront Plan and Comprehensive Plan, as stated in the applicant's submittal.
7. That the existing scenic, natural and historic features identified in the applicant's submittal be preserved.

Ms. Ward asked for more information about the development pads. **Mr. Drury** replied that one of the goals of the Ohio River Plan was for having year round use in the area. The response from the applicant was to have potential development pads whether for restaurant or retail use.

Mr. Lewis asked if there is coordination with the City of Cincinnati. **Mr. Drury** replied that the sidewalk from California is a wider sidewalk as part of the Ohio River Trail and that there has not been more coordination on that. He added that there has not been coordination on landscaping in the city.

Mr. Lewis asked if there are any regulations about pedestrian traffic. **Mr. Drury** replied that pedestrian connections are required throughout a parking lot.

Mr. Lewis asked if all the historic structures are all in the city. **Mr. Drury** replied yes.

Mr. Lewis asked about the employee parking count. **Mr. Drury** replied that the employee parking is factored in to the overall count.

Mr. Elliott asked that while only looking at the Anderson parcels, is the parking required, or is there sufficient parking in Anderson today. **Mr. Drury** replied that it would be a question for the applicant to answer.

Mr. Elliott asked if the 6' sidewalk and landscaping need to be conditions of approval. **Mr. Drury** replied that he would condition it to make sure it is included.

Mr. Elliott asked if all the landscaping was installed as required, would the application still require a PUD. **Mr. Drury** replied that it would likely still be required since the original ISR was over 60%.

Mr. Elliott asked if the road tree enhancements are required. **Mr. Drury** stated that our requirement is 1 tree per 30 ft and 1 shrub per 10 ft and that the landscaping is enhanced over the minimum due to the tradeoff with interior landscaping.

Mr. Elliott asked if the sidewalk will connect. **Mr. Drury** replied that there will be a gap along Belterra's property, but the goal would be to extend to the signal.

Mr. Elliott asked if there is right-of-way where it could be extended. **Mr. Drury** replied yes.

Kit Hosten, attorney on behalf of the applicant, stated that they worked directly with staff to ensure plans comply with Anderson's adopted plans. He added that questions about discussions with ODOT will be answered by the design team. He stated that the entire site is designed to use both Anderson and Cincy side to support the site's parking needs and that parking is needed on both sides to maintain compliance with both jurisdictions. He added that the new venue is directional pointed towards Kentucky so it is designed to be acoustically screened from Anderson. He stated that there is no dedicated open space and that the applicant is happy to add a bike rack, but questions whether it is needed at the site. He added that as far as the existing buildings, the applicant is making effort to preserve what can be preserved, and the gate and stone tower are both structurally sound.

Scott Kyle, of GBBN, 332 E 8th St 45202, applicant on behalf of the property owner, stated that there are 120 total acres in Anderson and Cincy jurisdictions. He stated that design began after properties were purchased in 2023. He added that the new venue is designed to be a state of the art facility and added that the design details will be presented by Kleingers.

Craig Honkomp, Jessica Rybolt, Megan Seighman, and Mark Nolt of Kleingers on behalf of the applicant, stated that Exhibit C shows the open space for the entire development and that it is

important to note that the trees in the Coney grove are being preserved. He stated that they have done several explorations of how to layout parking to be sensitive to environmental concerns, facility needs, etc. and this is what the result was. He added that there is more value to have the landscaping along Kelllogg than to do the interior landscaping and that this plan is a good win-win scenario as opposed to implementing the code as is. He added that they may have misunderstood Mr. Drury on the pedestrian plan issue, but if we need to work with staff for a more in-depth plan, we're happy to do so. The submitted plan is attempting to show the flow on the site for pedestrians. He added that Exhibit G shows emergency services and they have met with Cincinnati to confirm compliance. He stated that in Exhibit H, these sheets are existing conditions pre and post concert, and new conditions pre and post concert and to note that the parking to the north will be removed, eliminating much of the pedestrian traffic crossing Kelllogg. The MSD sewer and GCWW availability, schedule was submitted, and they are working to open by 2027. We do have another copy that may be more clear, and are happy to submit another copy to confirm the development complies with the zoning code. The last thing after the traffic impact study were the construction drawings.

Mr. Honkomp stated that on the City of Cincinnati side, they have obtained a permit for moving dirt and utilities over to the new venue over the summer. He stated that early foundation plans are also included in the utility submission. On the Anderson side, we have not submitted the permit for construction. He stated that they have been coordinating with Hamilton County stormwater management and that conceptually they are on board with the design, as well as coordination with Olivia Maltry for floodplain management approval is underway, she has reviewed the development and needs confirmation of addressing electric in the floodplain. He stated that they have spoken to The Hamilton County Engineer many times in recent years and that Jeff Newby verbally has expressed support and does not see a need for improvements or changes in the area. He added that in original conversations a traffic analysis was

not needed, so he only has had the study for about a month. He added that City of Cincinnati did not find a traffic concern due to the curb cuts and parking capacity being the same and that ODOT said the same thing. The traffic study has also been submitted to ODOT. The agencies felt that the situation will not be detrimentally impacted by the development.

Mr. Elliff: asked if the parking is a necessity if the sites won't be run at the same time. **Mr. Honkomp** replied that it is correct, the venues won't be operated at the same times. Mr. Elliff asked if we are then overparking the venue. **Mr. Houston** added that they won't be running at full capacity at the same time, but they may run at lower capacities at the same time. **Mr. Elliff** added that there's no way ODOT would have signed off if both venues would be run at capacity, but I'll accept that.

Mr. Elliff asked if there was discussion about regulated access during the off season and since it's not currently being provided, how will access be handled when the site is not active. **Mr. Honkomp** replied that there is certainly a balance since it is not a public park and they couldn't do it previously when it was Coney Island. He added that MEMI has acknowledged that there is a great public space there and are willing to work with the Township to develop access. During concert nights the grove and riverfront will be open for access to the public.

Matt Dunne, of MEMI, 6295 Kellogg, applicant stated that a riverfront overlook was the main suggestion. He added that The trustees suggested building something non-invasive which MEMI is open to working to develop further, but there are security concerns primarily which need to be resolved.

Mr. Elliff asked if it would be a big deal to extend the sidewalk since there is available right of way. **Mr. Honkomp** replied that the area has not been surveyed, and I'm not sure there's space to do it without a retaining wall. He added that initially the sidewalk was envisioned to go to the signal by Belterra, but that became more challenging when looking more at the site. Evaluation of project costs would be needed to make a decision.

Mr. Lewis asked if that grass parking on the north side and ride share is going away. **Mr. Honkomp** replied yes it is.

Mr. Gothard asked if the width of the sidewalk on the City of Cincinnati side is the same width on the Anderson side. **Mr. Honkomp** replied that he believes it is wider on the city side. **Mr. Gothard** added that he thinks the Zoning Commission would like to see it the same width.

Mr. Lewis stated that this redevelopment is an opportunity to make the traffic better, even if developing it won't make it worse. **Mr. Honkomp** replied the site will be made better due to the reduction in pedestrian traffic.

Ms. DeFosse stated that her greatest concern is pedestrian flow in the parking lot. I'd like to see if there are some improvements to be made there.

Mr. Gothard asked about stormwater detention and if it was going into Lake Como. **Mr. Honkomp** replied that quantity control is not required by either Cincy or Hamilton County, just quality management which is being implemented. **Mr. Gothard** replied will the high quantity water will just flow to the river. **Mr. Honkomp** replied not exactly, the water will drain into a storm sewer going out to the river. **Mr. Gothard** replied will the existing infrastructure be sufficient for the increase in ISR. **Mr. Honkomp** replied yes.

Mr. Gothard asked if there is no screening of pedestrians from Kellogg. **Mr. Honkomp** replied correct, since it's along a turn lane, speeds should be slower so buffer isn't needed. **Mr. Gothard** asked if the fence design will have gates in the style of the fence. **Mr. Honkomp** replied yes.

Mr. Gothard asked for a clarification on the height of the parking lot lighting. **Mr. Honkomp** replied that he is not sure, but that they can get that information to you and staff. **Mr. Gothard** replied asking what the fixture type is. **Mr. Honkomp** replied that they did not bring the electrical engineer, but the light fixtures are all recessed into the housing.

Mr. Gothard asked if the ride share area is on the east side for all venues. **Mr. Honkomp** replied that yes it is for all three venues. **Mr. Gothard** asked if there is any wayfinding signage to help patrons navigate the facility. **Mr. Honkomp** replied that their drawings right now do not have a signage or wayfinding package at this time.

Mr. Gothard asked if there is any proposal to have a pedestrian path from Kellogg to all three venues. **Mr. Honkomp** replied that he doesn't currently have a great diagram showing it, but the pedestrian access at the main gate will not go away, and the pedestrian access from the gate will remain.

Mr. Gothard stated that on the west side of the lot it shows head end parking at the drive aisle. When leaving, people will be leaving down a drive which will have cars parked along it. He added that he could see that as a bottleneck. **Mr. Honkomp** replied that the parking management is designed to route east. The only access through Sutton will be the VIP lot access, so there should be less issue than you might think there would be. **Mr. Gothard** stated that with current operations he believes they are not using that center portal for most events. **Mr. Honkomp** replied that is correct, but that's the route we ended up pursuing to keep different flows of traffic separate. **Mr. Gothard** asked if the portal will be closed during events. **Mr. Honkomp** replied no, it will be used for VIP only until the end of the event where it will be used as extra egress for other lots. He added that the operations are very fluid to help relieve traffic flow. **Mr. Dunne** replied that their plan will be to have wayfinding to help patrons go from Farmer to the east lot, and they will be directed along the bottom to leave room for different traffic patterns. He added that staff will direct traffic, so patrons will not have an option.

Mr. Gothard asked if the overflow lots are grass or if there is a vehicular pavement underneath. **Mr. Honkomp** replied that the intention is to not modify the existing lots. The far lot is being expanded with new turf grass, but it is not reinforced. He thinks given the soil types there, it compacts well which reduces issues.

Mr. Housten stated that they wanted to clarify the comment on traffic and capacity. He added that the facilities wouldn't be used in a way which doubles capacity and that there is an equation based on the proposed parking which determines how many patrons can use the facility. **Mr. Elliff** replied that when he looks at the new venue and existing venue seating capacity, but that he doesn't believe practically it will operate that way and is struggling with all the parking and not getting a clear picture of how it will function practically. It seems the new venue will operate great, but the smaller one may not.

Mr. Gothard asked if we're increasing the parking at the venue, but basing capacity off of the parking, is the large amount needed. **Mr. Housten** replied that they are likely reducing street side parking.

Guy Wolf, 6001 Stirrup Rd, stated that he has been an occasional visitor and plan to be a frequent visitor at the new venue. He stated that most of his concerns have to do with lighting, but that he is speaking in favor of a conditioned approval. There is a reference to the lighting not having foot candles at the perimeter. He stated that he thinks this is a great addition and can make the community more attractive and safer, and that he hopes to encourage the board to approve with conditions, including requiring dark sky compliant fixtures which Mr. Gothard mentioned, limiting light temperature, using motion based controls, maintaining dark buffer zones with vegetation and conducting a post installation lighting audit with submission to township.

Tom Perdiew 2373 Rencle Ct, Bright Indiana, stated that he is starting his 42nd year at Summerfair, which used to be hosted at Coney Island and added that MEMI has been great. He stated that they have helped us navigate the facility as it's been under construction and added that he can say we need more parking for Summerfair, noting that sometimes patrons had to park across Kellogg Avenue and having the additional parking will help us reduce the impact of events outside of the facility.

Mr. Lewis stated that he was involved with the Riverfront Entertainment District plan and recalls a plan for a walkway along the river. **Mr. Drury** replied that we've had the plan for quite some time and that the vision for the area since the river is a great asset would be to have some access to the river for patrons, trail users, and others. He added that the plan also calls for year-round use whether through access or developments on the site or both. **Mr. Drury** stated that there's been some discussion for access at the Boatsmith property. **Mr. Lewis** replied but there's no easement in place with this property. **Mr. Drury**: correct, just like the venue downtown, we've been discussing a partnership to allow some use of the venue by the public for river access.

Mr. Gothard stated that he would like to have the applicant come back to talk about the lighting design and how will the lighting be operated after an event. **Mr. Dunne** replied that the lighting would be managed the same way as now. When there is no use, the lights will be off. If there is use at the site, the lights which are needed will be on.

Mr. Honkomp stated that the photometric drawing sheet says it's a 20' mounting height above grade and lists the foot-candles, but we did not provide the fixture cut sheets to the Township. **Mr. Gothard**

stated that the Zoning Commission can put it into the resolution.

The public hearing was closed at 7:16pm.

DECISION

Mr. Elliff moved, Mr. Lewis seconded to APPROVE Case 3-2025 PUD and APPROVE the requested variance for the property of 6210 Kellogg Avenue, also known as Venue East Parking Lot, consistent with submitted plans and based on staff's findings and recommendations and with the following conditions: (1) There will be a continuous sidewalk connecting to the limits of the property to the east and shall be seamless with the existing sidewalk in the city of Cincinnati, (2) removal of the chain link fence along Kellogg Avenue and replaced with a decorative aluminum fence, consistent with the existing decorative fence, and that the proposed gate design match the new decorative fencing, subject to approval by Township staff, (3) bike racks shall be added in strategic locations to serve the buildings on the site, which staff may reduce if they feel necessary, (4) that that parking lot lighting shall be consistent with the Zoning Resolution and that the foot candles at the property line shall not be exceeded and that the maximum height limit shall not exceed the Resolution and all lighting shall be a downward directed design of the light heads, (5) that traffic impact study comments, once received, will be given to Township staff for their review and approval, (6) that the applicant shall continue to discuss with staff a public access plan, with a goal that during off hours, members of the public will be able to access the riverfront, keeping in mind the relative safety and security concerns of the venue, and (7) that the Impervious Surface Ratio cannot exceed the proposed 74.3%.

A unanimous vote was taken. (5 Yeas)

The next regular meeting would be held on November 17, 2025, at 5:30 p.m. at Anderson Center.
The meeting was adjourned at 7:36pm

Respectfully submitted,



Jonathan Gothard, Chair

