

City of Riverside Planning Commission Meeting April 15, 2024

Members Present: Julie Denning
David Owens
Harold Vazquez

Members Absent: Jonathan Hairston
Tony Rodgers

CALL TO ORDER: The Planning Commission meeting was called to order at 6:45 p.m.

ROLL CALL: Mrs. Denning, present; Mr. Hairston, absent; Mr. Owens, present; Mr. Rodgers, absent; and Mr. Vazquez, present. Also in attendance: Josh Rauch, City Manager; Jim Miller, Law Director; and Katie Lewallen, Communications Manager/Clerk of Council.

MOTION TO EXCUSE: Mr. Vazquez moved, seconded by Mrs. Denning, to excuse Mr. Hairston and Mr. Rodgers. All were in favor. **Motion carried.**

APPROVAL OF AGENDA: Mr. Owens moved, seconded by Mr. Vazquez, to approve the agenda. All were in favor. **Motion carried.**

APPROVAL OF MEETING MINUTES: Discussion was held on approving minutes where members present were not in attendance at the meeting. Legal counsel confirmed that they can be approved. Mr. Vazquez moved, seconded by Mr. Owens, to approve the minutes of the March 18, 2024, meeting. All were in favor. **Motion carried.**

PUBLIC HEARINGS/REVIEW:

- a. **PC Case #24-0005 – Waiver Request – 2121 Harshman Road** (Parcel ID# I39 0020 002). A waiver to permit an accessory structure in the front yard.
 - (i) Public Hearing on application

Chairwoman Denning stated this is continued from the last meeting. She stated that since testimony was heard at the previous meeting and only one commissioner here this evening that heard all that testimony, it looks like there will not be a quorum in May for that meeting. Chairwoman Denning moved, seconded by Mr. Owens, to move this case to the June 2024 meeting. Roll call went as follows: Mrs. Denning, yes; Mr. Owens, yes; and Mr. Vazquez, yes. **Motion carried.**

- b. **PC Case #24-0006 – Waiver Request – 7825 Union Schoolhouse Road** (Parcel ID# I39300201 0035). A waiver to allow the combined accessory structures' footprint to exceed that of the principal structure.
 - (i) Public Hearing on application

Chairwoman Denning opened the public hearing for Case #24-0006 at 6:49 p.m.

Mr. Rauch took the oath to give sworn testimony. He stated the proposed structure would go to the rear of this lot that would exceed the footprint of the principal structure. He presented an

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aerial map indicating where the accessory structure would go at the rear. He presented a site plan indicating a 66' wide x 80' deep, three bay garage. He presented site photos of the subject site, adjacent properties, existing accessory structures as seen from the road, and location of the proposed accessory structure. Staff finds that the requested waiver is adequately justified and does meet the standards for approval as the waiver will not have adverse effects on adjacent property owners; it will assist the applicant in complying with other UDO standards; and the applicant is requesting the minimum necessary to afford them relief from the regulations. finds the parking waiver application is adequately justified and meets the standards for approval.

Mr. James Pepper, 7825 Union Schoolhouse Road, Riverside, Ohio, took the oath to give sworn testimony. He stated one of the existing structures on the left they plan to tear down to make it open in that area. They are going to try to save the current three car garage, but if it needs to come down it will. Mr. Rauch confirmed the structure that would for certain be torn down.

Mr. James King, 7800 Union Schoolhouse Road, Riverside, Ohio, took the oath to give sworn testimony. He stated that he is directly across the street and is here to support Mr. Pepper.

Mr. Todd Musheno, 4346 Hyland Avenue, Riverside, Ohio, took the oath to give sworn testimony. He stated he just moved into the area, and Mr. Pepper is his neighbor. He stated he is all for it; that area back there is very bright so having a building there to provide shade is positive for him.

Chairwoman Denning closed the public hearing at 6:56 p.m.

Mr. Owens moved, seconded by Mr. Vazquez, to approve the waiver for PC Case #24-0004, 7825 Union Schoolhouse Road, based on the staff report, City of Riverside Comprehensive Plan, and the evidence and testimony heard today. Roll call went as follows: Mr. Owens, yes; Mr. Vazquez, yes; and Mrs. Denning, yes. **Motion carried.**

STAFF DISCUSSION TOPICS: Mr. Rauch stated there will be a presentation at the May work session for council to update the status of the code rewrite. Ms. Holt has been in touch with several firms on scope and cost. They will approach it from two different angles. One, what kind of code they should be writing a traditional code or a form-based scope, and two, to actually produce that code through this firm. They look forward to starting that to get it done as quickly as possible. A steering committee will be established to oversee that process. Chairwoman Denning stated that it is a committee made up of a wide range of people including our youth as an intern will be on that committee. She stated it would be nice to have that fresh input.

ADJOURNMENT: Mr. Vazquez moved, seconded by Mr. Owens, to adjourn. All were in favor. The meeting was adjourned at 7:00 p.m.

Chair

Date