

## **City of Riverside Planning Commission Meeting November 20, 2023**

**Members Present:** Julie Denning  
David Owens  
Tony Rodgers  
Harold Vazquez  
Pete Williams, ex-officio

**Members Absent:** Jonathan Hairston  
(arrived at 6:44 pm)

**CALL TO ORDER:** The Planning Commission meeting was called to order at 6:31 p.m.

**ROLL CALL:** Mrs. Denning, present; Mr. Hairston, absent; Mr. Owens, present; Mr. Rodgers, present; and Mr. Vazquez, present.

**EXCUSE ABSENT MEMBERS:** Mr. Rodgers moved, seconded by Mr. Vazquez, to excuse Mr. Hairston. All were in favor. **Motion carried.**

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

**APPROVAL OF MEETING MINUTES:** Mr. Vazquez moved, seconded by Mr. Rodgers, to approve the minutes of the September 18, 2023, meeting. All were in favor. **Motion carried.**

### **PUBLIC HEARINGS/REVIEW:**

- a. **PC Case #23-0015 – Conditional Use – 4790 Airway Road (Parcel ID# I39 00123 0036).** A Conditional Use Application for an automobile repair business in the B-2 General Business District.
  - (i) Public Hearing on application

Chairwoman Denning opened the public hearing for Case #23-0015 at 6:34 p.m.

Ms. Holt took the oath to give sworn testimony. The request is for a conditional use for an automobile repair business in the B-2 General Business Zoning District. She presented an aerial map of the approximately 0.3-acre parcel. She presented the zoning map, site plan, and site photos from all sides of the building along with adjacent properties. Staff finds that the conditional use application is not adequately justified and does not meet the standards #2, #3, #4, and #6. Staff recommends denial of the conditional use because the proposed development does not comply with the Comprehensive Plan, there is not adequate space for the proposed conditional use, and there is a pattern on the site of code violations. Ms. Holt added that should the planning commission choose to approve the conditional use; staff recommends the conditions listed on page two of the staff report.

The planning commission discussed the parking situation and the ability of emergency crews to get around the building. Mr. Vazquez asked if there were any code violations on the property. Ms. Holt stated the aerial map photo was taken at the time of the previous operator of the

business. Some of the violations have lasted under the same property owner. She spoke with the current operator and discussed what was permitted and what was not. She stated that cars could not be parked in the grass or in the right-of-way.

Ms. Karmen Hajal, 4790 Airway Road, Riverside, OH, took the oath to give sworn testimony. She stated that the photo was from the previous operator and that they would not have a full line of cars as seen in the photo. She stated in the middle there would be an exit. There will not be as many cars as shown on the right-of-way. She stated the house is not going to be used as storage; it is empty, and they aren't going to use it for anything. They will park cars in between. She added that the emergency and fire vehicles will be able to come from the middle as there will be space.

Chairwoman Denning closed the public hearing at 6:49 p.m.

Chairman Denning moved, seconded by Mr. Rodgers, to deny Case #23-0015, 4790 Airway Road, based on the staff report and the evidence and testimony heard today. Roll call went as follows: Mrs. Denning, yes; Mr. Rodgers, yes; Mr. Hairston, yes; Mr. Owens, yes; and Mr. Vazquez, yes.

**Motion carried.**

**ZONING ADMINISTRATOR DISCUSSION TOPIC:**

a. Neighborhood Meeting Resources – Ms. Holt stated that the changes made to the development code now require neighborhood meetings for new conditional use applications and rezoning. To facilitate this process for new applicants and citizens, she put together resources that she presented to the planning commission: sample letter for neighborhood meeting, sign in sheet, and an after-meeting flyer. Mr. Rodgers asked where these meeting notices go. Ms. Holt stated it is to anyone within 300' of the proposed area as well as to planning commission, and council. If someone comes from outside the 300' and fills in the sign-in sheet, they will also be notified of any further information.

b. Draft 2024 Meeting Schedule – Ms. Holt presented the 2024 schedule for planning commission. Discussion was held on dates that were a concern for members being in attendance. Mr. Rodgers moved, seconded by Mr. Owens, to approve the 2024 schedule. All were in favor.

**Motion carried.**

Mayor Williams encouraged members to attend the Planning and Zoning Workshop on December 1, 2023, at Sinclair Community College. The hours count towards their continuing education.

Discussion was held on whether they will have a meeting in December. Ms. Holt stated it was leaning more towards they would not have a meeting. She will know by Monday, November 27.

**ADJOURNMENT:** Mr. Owens moved, seconded by Mr. Vazquez, to adjourn. All were in favor. The meeting was adjourned at 7:03 p.m.

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Chair

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Date