

**MINUTES OF THE  
CITY PLANNING COMMISSION  
February 15, 2008  
J. MARTIN GRIESEL CONFERENCE ROOM  
TWO CENTENNIAL PLAZA – SUITE 700  
805 CENTRAL AVENUE**

**CALL TO ORDER**

Mr. Faux called the Planning Commission meeting to order at 9:10 a.m.

**Commission Members:**

**Present:** Caleb Faux, Roxanne Qualls, Rainer vom Hofe, and David Holmes

**Community Development and Planning Staff:**

**Present:** Charles Graves, Renee Christon, Felix Bere, Bonnie Holman, Katherine Keough-Jurs and Steve Kurtz

**Law Department:**

Julia Carney

**Building and Inspections Department:**

Reggie Lyons

**APPROVAL OF MINUTES**

Submission of the minutes from January 18, 2008 and February 1, 2008 Planning Commission meetings.

**Motion:** Ms. Qualls moved approval of the minutes from January 18, 2008 and February 1, 2008 Planning Commission meetings.

**Second:** Mr. vom Hofe second the motion.

**Ayes:** Mr. Faux, Ms. Qualls, Mr. Vom Hofe, and Mr. Holmes

**Nays:** None, **motion carried**

**DISCUSSION ITEMS**

**(Each speaker will have a 5-minute time limit)**

*Mr. Steve Briggs, Senior Planner presented this item.*

**ITEM #1** A report and recommendation on a Dedication Plat for `Dovetail Lane and High Hollow Lane of the Rockford Woods Subdivision Phase 1 in Northside.

**SUBJECT:**

A report and recommendation on a Dedication Plat for Dovetail Lane and Highhollow Lane of the Rockford Woods Subdivision Phase One in Northside.

**BACKGROUND:**

Abercrombie & Associates, Inc. Civil Engineers and Surveyors on behalf of the owner and developer EHHV, LLC, have submitted a Dedication Plat for Dovetail Lane and Highhollow Lane of the Rockford Woods Subdivision Phase One in Northside. The plat has been reviewed and approved by all reviewing agencies.

The City Planning Commission approved the Subdivision Improvement Plan for the construction of Dovetail Lane and Highhollow Lane as private streets and the extension of Rockford Place as a public street on December 6, 1996. The streets and underground utilities for Phase One were constructed between 1997 and 1999. On June 1, 2001 the City Planning Commission approved a Plat of Subdivision for Rockford Woods Phase One representing 4.467 acres with 22 lots, 19 of which are for single-family home sites. The private streets Dovetail Lane and Highhollow Lane encompassed two of the lots and there is a lot for the open space.

In the fall of 2001 Rockford Woods Phase One was the site for CiTiRAMA. To date there have been 16 homes constructed and there are three available lots. Since 2001 there has been little maintenance to the extended portion of Rockford Place and the two private streets Dovetail Lane and Highhollow Lane. By mutual agreement between the homeowners and the City, the City has agreed to improve the two private streets to City standards and repair the extended portion of Rockford Place. Once the private streets have been dedicated the infrastructure work will be bid through City Purchasing and the scheduled work would be within the City controlled right-of-way or clearly defined permanent easement.

**DEDICATION:**

The plat dedicates a 40-foot right-of-way for Dovetail Lane and Highhollow Lane including cul-de-sac. An adjoining 15-foot utility easement on both sides of the right-of-way has been incorporated with the plat.

**RECOMMENDATION:**

The Staff of the City Planning Department recommended that the City Planning Commission take the following action:

Approve the Dedication Plat for Dovetail Lane and Highhollow Lane of the Rockford Woods Subdivision Phase One for the reasons that the plat conforms to the Subdivision Regulations and has approval of all reviewing agencies.

**Discussion**

Mr. Briggs presented his report to the Commission. He pointed out to Mr. Faux the exact location of the extension plans for Rockford Woods.

Ms. Qualls expressed her concerns. She stated that there were problems with the Rockford Woods Subdivision from the very beginning and she felt it should have never been approved. She also stated that she believes that there is an attempt to remedy future issues.

Mr. Graves asked if the applicant was present. Mr. Briggs stated that the applicant Mr. Jerry Hunterlaw of EHHV Corporation was not present.

Mr. Faux stated that the streets were originally private streets and that the residents had problems with the upkeep and maintenance of those streets.

Mr. Faux pointed out that whatever happens in the future concerning Rockford Woods has no bearing on the decisions that would be made at this time.

Mr. Michael Cervay, Director of Community Development gave a summary of what has taken place with the Rockford Woods Subdivision and also future plans.

Ms. Qualls wanted to know if there were plans for a Phase Two and if the City of Cincinnati would be responsible for the infrastructure. She also wanted to know if a Citirama was planned for the new subdivision and if so, what could be done to stopped those plans.

Mr. Cervay said that no one was interested in the development of Phase 2, until all problems where resolved with Phase 1.

Ms. Qualls wanted to know why the City would put public funds in a project that has had serious environmental ramifications on the surrounding property owners. Mr. Cervay knew of no such problems. Ms. Qualls said she would provide him with the addresses of the residents.

**Motion:** Ms. Qualls moved approval of Item #1.

**Second:** Mr. vom Hofe second the motion.

**Ayes:** Mr. Faux, Ms. Qualls, Mr. Vom Hofe, and Mr. Holmes

**Nays:** None, **motion carried**

## **DIRECTOR'S REPORT**

**ITEM #2** A presentation on the reorganization of the new Department of City Planning.

Mr. Graves asked that his report be postpone until such time that more members were present.

Mr. Graves stated that when he came to the City his concentration was on Planning, but after he got here there was an opportunity to work with the Division of Building and Inspections connecting Planning and implementation through an idea of zoning, planned development, construction, inspections and getting a certificate of occupancy.

He said he was very eager to present his report of the reorganization of the Planning Department.

He had an opportunity to share the reorganization plans with the Department Directors, but due to the weather conditions that meeting was postpone.

He wanted to share with the Planning Commission but he would rather wait until at such time there are a majority of members present; he wants to make sure that everyone gets an opportunity to hear the plans for the department.

Mr. Faux stated that he had come prepared to hear about the reorganization and that there were issues he felt needed to be addressed. He pointed out that there should be more reviews on how plans affect the entire City overall. Also day-to-day administration enforcement on current regulations and maybe a different concept explored.

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Charles C. Graves, III  
Director, Department of City Planning

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Caleb Faux, Chairman  
City Planning Commission

Date: \_\_\_\_\_

Date: \_\_\_\_\_