

June 2, 2017

TO: Craig Margolis, Chair
Planning, Zoning and Landmarks Committee of City Council

FROM: Wayne S. Davis, City Manager *WSD*

SUBJECT: Planning, Zoning and Landmarks Committee Meeting of Monday, June 5, 2017

As a reminder, the Planning, Zoning and Landmarks Committee is scheduled to meet on Monday, June 5, 2017 at 5:30 p.m. at City Hall. The items to be discussed include:

1. A Review of Planning Commission Operations —City Council and staff liaisons will be in attendance to review the operations of the Planning Commission, including a review of recent and upcoming agendas.
2. Other Business — The purpose of this agenda item is to provide an opportunity to discuss any issues or ask questions that may be on your mind.

Also, attached are the minutes from the April 3, 2017 meeting of the Planning, Zoning and Landmarks Committee for review and approval at Monday's meeting.

Should you have any questions or concerns pertaining to the agenda topics, or have additional items to be discussed at the meeting, please do not hesitate to contact me.

c: Mayor and City Council (4)
Connie Gaylor, Administrative Coordinator
Department Heads



AGENDA

June 5, 2017
Montgomery City Hall
10101 Montgomery Road

5:30 P.M.

- 1. Call to Order**
- 2. Guests and Residents**
- 3. Communications**
- 4. New Business**
 - a. A review of Planning Commission Operations
- 5. Approval of Minutes:** April 3, 2017 meeting
- 6. Other Business**
- 7. Adjournment**

These Minutes are a draft of the proposed minutes from the Planning, Zoning and Landmarks Committee of City Council meeting. They do not represent the official record of proceedings until formally adopted by the Planning, Zoning and Landmarks Committee of City Council. Formal adoption is noted by signature of the Chair within the minutes.

City of Montgomery
Planning, Zoning and Landmarks Committee
April 3, 2017

Staff Present

Wayne Davis, City Manager
Tracy Roblero, Community Development Director
Connie Gaylor, Clerk of Council
Melissa Hays, Zoning and Code Compliance Officer

Council Committee Members Present

Craig Margolis, Chair
Ken Suer
Laith Alfaqih

The meeting of the Planning, Zoning and Landmarks Committee of City Council convened in Council Chambers at 5:30 p.m. with Mr. Margolis presiding.

New Business

2016 Housing Report

Ms. Hays, Zoning and Code Compliance Officer, explained that each year the community development department develops a report on the Montgomery real estate market, including the number of sales, median sales prices, and the number of days on the market. Ms. Hays reported the number of units sold in 2016 was up slightly from units sold in 2015. The median sale price was up 12.62% from \$339,500 in 2015 to \$388,500 in 2016. The median number of days on the market decreased to 14 days on the market from 28 days in 2015. While not record breaking, it is a significantly low number in comparison to previous years. The median sale price of single family homes in the City increased \$52,750 from 2015 to 2016.

Customer Satisfaction Survey

Ms. Hays explained that in January the community development department sent surveys to all applicants who received a building and/or electrical permit. In January, there were 182 surveys sent out with 43 surveys have been returned for the building department survey, which represents a 23.63% response rate, which is a slight increase from the 19.02% in 2015. This survey has been sent out to all applicants for building/electrical permits since 2008.

Discussion of Incentive for Residential Solar PV Installation

Ms. Roblero explained to the Committee that the 2011-2016 strategic plan, (Goal 1, Strategy 6), called for a review of options that would offer incentives to homeowners who install energy efficiency features. She stated that in 2016, City Council chose to reinstitute the building and zoning permit waiver again for calendar year 2016. Only one new solar photovoltaic system was installed in 2016 using the incentive. At this time, installing a photovoltaic solar array for a home or business is costly and has a long payback period; however, there are federal tax incentives, state loans and potentially public assessments that can offer relief and the cost of the panels themselves have continued to drop in recent years. The City of Cincinnati and the Greater Cincinnati Energy Alliance continue to partner to provide the Solarize Cincinnati program. Any property within Hamilton County is eligible for participation in the program, which provides a free solar assessment, discounted rates and financing.

Ms. Roblero stated that staff would like to discuss the possibility of reinstating the waiver of building permit fees for new solar installations within the City for 2017, which would provide a greater incentive to our residents if paired with the Solarize Cincinnati program and the federal tax credits that are set to expire at the end of 2019. The Environmental Advisory Commission is also supportive of this waiver. Staff would

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also suggest running articles in the Montgomery Bulletin promoting the incentive and the Solarize Cincinnati program as well as recognizing residents who installed solar during the incentive period.

Ms. Roblero stated that the City has offered this moratorium for the past three years for residential as well as commercial and staff has been seeing new interest in this program again.

Mr. Alfaqih suggested that we make the term of this moratorium run through 2019.

Mr. Suer moved to offer the solar incentive to run the same term of the federal incentive, from June 1, 2017 to December 31, 2017. Mr. Alfaqih seconded. The Committee unanimously agreed.

Other Business

Mr. Margolis discussed an article he read in Cincy Magazine that discussed the dilemma that communities are facing with the housing growth and how to retain the quaint community feel. He stated the article discussed accessory dwelling units that are constructed on the property that would house aging parents or adult children.

Ms. Roblero stated that the challenge with these types of units are the additional parking, traffic and density that they bring to the immediate areas. She also explained the issue of how to handle these buildings when they are no longer needed by the families and become possible rental units. She stated that they would increase the density in already highly populated developments.

Mr. Margolis discussed other options to offer in lieu of teardowns.

Regarding the Duke pipeline replacement project, Mr. Davis explained that he received notice that several neighboring communities were in the process of filing a Notice of Intervention with Duke regarding this project. He polled the Committee to garner their feedback on this and stated that if the Committee were to be in favor of doing this that it would need to be done by Friday, April 7. Mr. Davis suggested that another option was to issue a statement regarding the pipeline if the Committee did not recommend the Notice of Intervention.

Mr. Alfaqih stated that the infrastructure now used for the replacement of the old pipeline is much more advanced than it was when originally installed and probably safer. He did not feel that we should issue any kind of statement at this time.

Mr. Suer stated that the City is not effected like the other communities and that we haven't received the opposition that they have. He feels that those communities have received sufficient feedback to base their objection to the pipeline project on and concurs with Mr. Alfaqih.

Mr. Davis reported that Ms. Hays and Ms. Roblero have been working with a resident regarding our current noise ordinance. This resident filed a complaint with staff regarding the hours of work permitted, which currently can begin at 7:00 a.m. Ms. Hays surveyed neighboring communities and found that ours is consistent with or even more restrictive than others.

Mr. Suer feels that our current ordinance is appropriate in addressing permitted work hours.

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Ms. Roblero reported that she requested noise complaints from the police department and that there had only been 12 for 2016 until the date of the meeting. She explained that of those complaints only two were due to contractors the others were regarding neighbors and Rumpke trucks.

Minutes

Mr. Suer moved to adopt the minutes of the November 7, 2016 meeting of the Planning, Zoning and Landmarks Committee. Mr. Alfaqih. The Committee unanimously agreed.

Adjournment

Mr. Alfaqih moved for adjournment. Mr. Suer seconded. The Committee unanimously agreed.

The Planning, Zoning and Landmarks Committee meeting adjourned at 6:43 p.m.

Chair