



PLANNING COMMISSION STAFF REPORT

FOR CONSIDERATION BY PLANNING COMMISSION ON DECEMBER 12, 2023

CASE NO. 591

REPORT DATE: 2023-12-11

APPLICANT:

eSapp Indiana, LLC
5645 Castle Creek Pkwy N Drive
Indianapolis, IN 46250

PROPERTY OWNER:

Wolfpen Farms, LLC
3000 G Henkle Drive
Lebanon, OH 45036

PARCEL ID:

A portion of PIN 192408A001

ADDRESS OF REQUEST:

A portion of a parcel located along the eastern edge of Wolfpen Pleasant Hill Road where it intersects with US 50 in Miami Township.

REQUEST:

Requesting to rezone a portion of a split zoned parcel (192408A001) consisting of +/- 15.3 acres from I, Planned Industrial District and R-2, Residential District to I, Planned Industrial District.

HISTORY:

At the time of this report, no history was found for the subject property involved in this petition for zoning map amendment.

CONTENTS OF REPORT:

- Attachment A: Township Application
- Attachment B: Parcel Map
- Attachment C: Zoning Map
- Attachment D: Applicant Letter of Intent
- Attachment E: Proposal Map
- Attachment F: Portion of the Miami Township Zoning Resolution I, Planned Industrial District

DEVELOPMENT PROPOSAL:

Per the application, the property owner (eSapp Indiana, LLC), requests to a portion of a split zoned parcel (192408A001) consisting of +/- 15.3 acres from I, Planned Industrial District and R-2, Residential District to I, Planned Industrial District. The proposed zoning change is proposed for the purposes of developing a co-warehousing facility space. The site plan indicates a portion of the subject +/-87.46-acre parcel. This portion is split zoned and includes a portion of approximately 3.42 acres of R-2, Residential District. The specific intent of this application is to rezone this specific +/- 3.42 acres of land to match the rest of the proposed parcel as I, Planned Industrial District. The entire lot has frontage on Wolfpen Pleasant Hill Road and US 50, the proposed site plan indicates the approximate 15.3-acre site as having access to a proposed internal roadway that would connect to US 50.

The proposed development is commercial and industrial and compatible with the adjacent land uses in the area which is commercial and industrially zoned. The existing R-2 Residential District will still be existing on approximately 60 acres on the northern portion of the entire +/-87-acre parcel and it is currently vacant land. The R-2 zoned property is part of the subject property and is in the same ownership as the industrial land and would buffer A, Agricultural zoned land from the higher intensity industrially zoned land. R-2 would be an appropriate buffer to agriculturally zoned land. If any residential development occurs in this area, it will be required to appropriately buffer from the industrial and commercial uses in the area.

RELATIONSHIP TO TOWNSHIP ZONING & FUTURE LAND USE:

Miami Township has their Imagine Miami Vision 2025 and the 2023 Miami Township Land Use Plan. Imagine Miami Vision 2025 shows that this area is in the Route 50 area and designates the area as predominately commercial/industrial development. A goal of the Imagine Miami Vision 2025 plan is to revitalize the Route 50 industrial area. This application will move towards this goal. The Preferred Land Use Plan shows this area to office and light industrial revitalization, which this proposal aligns with very well. The 2023 Miami Township Land Use Plan designates this are as Focus Area 5: Park 50 Business Corridor which calls to:

- Continue to attract Office or Light Industrial uses while seeking potential Adaptive Re-Use that complement the existing businesses.
- Encourage redevelopment, infill, and new development consistent with the existing land uses.
- Promote this Focus Area as a business and tech incubator. Encourage development of flex Light Industrial spaces attractive to startups and small businesses.
- Target land uses that can take advantage of the excellent interstate access while maintaining compatibility with the existing land uses.

The proposal aligns very well with these recommendations and action items of Focus Area 5: Park 50 Business Corridor.

The surrounding land uses, zoning districts, and recommendations from the Miami Township Comprehensive Plans make this proposal a development that aligns with both the existing and preferred land uses in this area.

The Economic Development Chapter of the Clermont County Comprehensive Plan states goals and objectives that this proposal would align with as well. They include:

- Business Retention and Expansion – businesses that see a favorable business environment and feel appreciated by the community are more likely to locate, stay, expand and contribute to growing the economy.

The proposed development will act as an accelerator for local business growth as a business incubator for smaller businesses to develop and mature in Clermont County.

A SEGMENT OF THE MIAMI TOWNSHIP ZONING RESOLUTION:

Miami Township Zoning Resolution Chapter 12: “I” Planned Industrial Park District

12.01 PURPOSE

This Chapter amends the existing I-A and I-B Chapters of the Zoning Resolution to combine them into a unified Zoning District.

The purpose of the “I” Planned Industrial Park District is to provide sites for industrial, manufacturing and warehousing uses at appropriate locations in relation to existing and potential developments of surrounding areas, and to arrange the location of buildings, parking areas, access, screening, and lighting to protect values and to harmonize the development with surrounding areas. The provisions in this District are designed to provide for the establishment and generation of low intensity industrial uses in a manner that minimizes conflict between industrial uses and nearby residential areas.

12.02 PRINCIPAL PERMITTED USES

The permitted uses shall be as approved by the Zoning Commission and specified as the approved site plan. All required conditions and restrictions as regulated in the “I” district shall apply except as approved on the development:

- A. Business or professional offices;*
- B. Research and development establishments;*
- C. Manufacturing establishments;*
- D. Warehouse and wholesale establishments;*
- E. Contractor Shops and Storage Yards*
- F. Building materials sales and storage yards*
- G. Private, non-commercial recreation areas and establishments;*
- H. Recycling Centers.*
- I. All uses permitted in Chapters 10 and 11 excluding residential uses.*

12.03 CONDITIONALLY PERMITTED USES

The following may be permitted subject to the approval of the Board of Zoning Appeals:

- A. Buildings in excess of forty (40) feet in height if the following conditions are met satisfactorily:*
 - 1. For each foot of height increase in excess of forty (40) feet, buildings must be set back at least*

- an additional two (2) feet from the required minimum setback requirements; and*
- 2. The increased building height will not adversely affect the adjacent properties, and*
- 3. The increased building height is compatible with the existing and future development character and pattern; and*
- 4. The site plan shows that proper mitigation measures have been proposed to address conditions 2 and 3 above.*
- 5. In cases where the property is located adjacent to Federal Highways, the setback requirements of Section 12.03 (A) (1) will not apply.*

B. Training facilities; restaurants; hotel/motel; and retail uses, provided the applicant clearly demonstrates to the Board of Zoning Appeals that:

- 1. The proposed use is primarily intended for the benefit of the tenants of the Industrial Park and compliments the Planned Industrial Park, and*
- 2. The use shall not exceed ten (10) percent of total allowable floor area within the Planned Industrial Park; and*
- 3. The use is compatible with and will not adversely impact surrounding land uses.*

12.04 ACCESSORY USE

A. Customary accessory buildings and uses, including operations required to maintain or support any use permitted in this zone and the same lot as the permitted use, such as maintenance shops, power plants, and machine shops;

B. Signs, as regulated by Chapter 24 of this Zoning resolution; and

C. Uses, as listed below, including within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:

- 1. Cafeterias,*
- 2. Coffee shops or refreshment stands, and*
- 3. Soda or dairy bars.*

The remainder of the "I" Planned Industrial Park District Regulations are included in Attachment F of this Report.

AGENCY REVIEW AND NOTIFICATION:

AGENCY	REFERRAL SENT	COMMENTS RECEIVED
Township (<i>Fire/EMS/Service</i>)		
Community and Economic Development (CED)	X	X
Engineer's Office (CCEO)	X	X
Water Resources Department (WRD)	X	X
Water Management & Sediment Control (WMSC)		
Soil and Water Conservation District (SWCD)		
Ohio Department of Transportation (ODOT)	X	X
School District		

REFERRAL AGENCIES' COMMENTS:

Community and Economic Development Comments:

- The submittal packet indicates that this area is to go through a subdivision process. A concept and design plan will be required for a commercial subdivision.
- The legal description of the rezoning of this application should be exactly along the line of the future lots correcting any split zoning issues.

Engineer's Office Comments:

- ODOT should also be consulted regarding potential impacts and/or access to US 50. Peak hour trip generation information should be submitted to the Clermont County Engineer's Office to determine if a Traffic Impact Study would be required.

Water Resources Department Comments:

- The proposed development will be served by Clermont County Water Resources Department for public water and sewer service. Capacity is available for the proposed development.

Water Management & Sediment Control Comments:

ODOT Ohio Department of Transportation Comments:

- We received an MOU for the traffic impact study, but have not received the TIS yet. Property owner needs to complete TIS And any associated roadway improvements.

STAFF ANALYSIS:

Following a comprehensive analysis, staff has evaluated Miami Township Zoning Map Amendment Case 591 and its request to rezone a portion of a split zoned parcel (192408A001) consisting of +/- 15.3 acres from I, Planned Industrial District and R-2, Residential District to I, Planned Industrial District. With the proposed development enclosed in this application, as it is submitted it is in alignment with Township Comprehensive Plans and preferred land uses, as well as being compatible with surrounding industrial and commercial existing land uses. The co-warehousing space/flexible office and warehouse spaces for incubating small business in the area would be a complementary land use for this area off of US 50 and correct a split zoning issue. The remainder of the R-2 Residential District land, if developed, would be an acceptable buffer in between industrial land uses and agricultural land uses.

Staff sees this as an opportunity to further the Clermont County Comprehensive Plan Economic Development Goals and Objectives so long as the proposed development will be designed in a manner consistent with the Clermont County Subdivision Regulations.

STAFF RECOMMENDATION:

Based on the staff analysis in the following report, the following motion is recommended, **APPROVAL WITH CONDITIONS** of Miami Township Zoning Map Amendment Case 591 requesting to rezone a portion of a split zoned parcel (192408A001) consisting of +/- 15.3 acres from I, Planned Industrial District and R-2, Residential District to I, Planned Industrial District.

1. Any future development of the site must comply with any and all regulations from Clermont County, Miami Township, the State of Ohio, or any other applicable agency.

Attachment A



MIAMI TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT
APPLICATION FOR DISTRICT ZONE CHANGE
6101 MEIJER DRIVE, MILFORD, OHIO 45150
www.miamitwpoh.gov (513)248-3731

Office Use Only

Case # 591
Fee _____
Check # _____
Receipt # _____

Date: 11/17/2023

Please check one of the following:

Application for a District Zone Change, Non-PUD (Fee - \$1200.00)

Application for a District Zone Change, PUD (Fee - \$1500.00)

Applicant Name: eSapp Indiana, LLC Phone: (317) 577-4995; 6

Mailing Address: 5645 Castle Creek Pkwy N Dr. Indianapolis IN 46250

E-mail: jeremy@rylinengineering.com

Property Owner Name: Wolfpen Farms, LLC Phone 513-617-1085

Mailing Address: 3000 G Henkle Dr Lebanon, OH 45036

E-mail: jeichhorn@hsabh.com ; jkramer@hsabh.com

Representative's Name: Jeremy Haynes Phone: 317-563-5220

Mailing Address 5645 Castle Creek Pkwy N Dr. Indianapolis IN 46250

E-mail: jeremy@rylinengineering.com

If the applicant is not the owner, then state the applicant's interest in the property ____

Land Development

Address of Subject Property: To be determined later

Please provide the Parcel Identification Number for each parcel being considered for this zone change: 192408A001

Total Acreage for which the Zone Change is requested: 3.42 AC (149,012 SF)

Current Zoning: Zone R2

Proposed Zoning: Zone I

Please provide 19 copies of this completed application and the following attachments:

1. A site plan, in accordance with the requirements of Chapter 27 and/or Chapter 15 of the Miami Township Zoning Resolution, as applicable:
 - See information from pre-application meeting for plan content.
2. A brief description of the proposed use of and improvements to the property.
3. A justification and documentation as to why the existing zoning is inappropriate for the subject property and why the proposed zoning is the most appropriate zoning for the property.
4. A list of all property owners within 200' of area proposed to be rezoned.

YOU MUST ALSO SUPPLY FOUR SETS OF TYPED ADDRESS LABELS FOR EACH OF THE SURROUNDING PROPERTY OWNERS, AND FOR THE PROPERTY OWNER, APPLICANT AND REPRESENTATIVE.

This application authorizes a sign announcing the rezoning to be placed on the property in a visible location.

I hereby state that all the information contained in this application and its exhibits are true.


Applicant's Signature

11/17/2023
Date

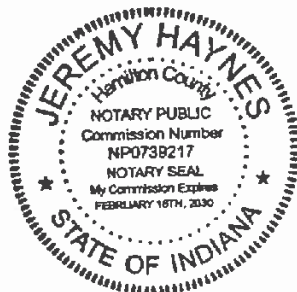
Owner's Signature (if different from above)

Date

Subscribed and sworn before me on this 17 day of November, 2023.

My Commission expires February 16th, 2030.


Notary Public



Please provide 19 copies of this completed application and the following attachments:

1. A site plan, in accordance with the requirements of Chapter 27 and/or Chapter 15 of the Miami Township Zoning Resolution, as applicable:
 - See information from pre-application meeting for plan content.
2. A brief description of the proposed use of and improvements to the property.
3. A justification and documentation as to why the existing zoning is inappropriate for the subject property and why the proposed zoning is the most appropriate zoning for the property.
4. A list of all property owners within 200' of area proposed to be rezoned.

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This application authorizes a sign announcing the rezoning to be placed on the property in a visible location.

I hereby state that all the information contained in this application and its exhibits are true.

Applicant's Signature

Date

Joseph C. Kramer
Owner's Signature (if different from above)

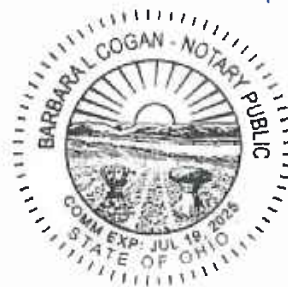
11/17/2023
Date

Subscribed and sworn before me on this 17 day of November, 2023.

My Commission expires July 19, 2025.

Barbara L. Cogan
Notary Public

The foregoing instrument was acknowledged before me this 17 day of November 2023 by Joseph Kramer, Owner of Wolfpen Farms, LLC an LLC on behalf of the Corporation.

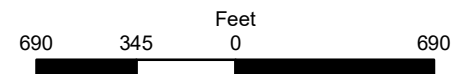


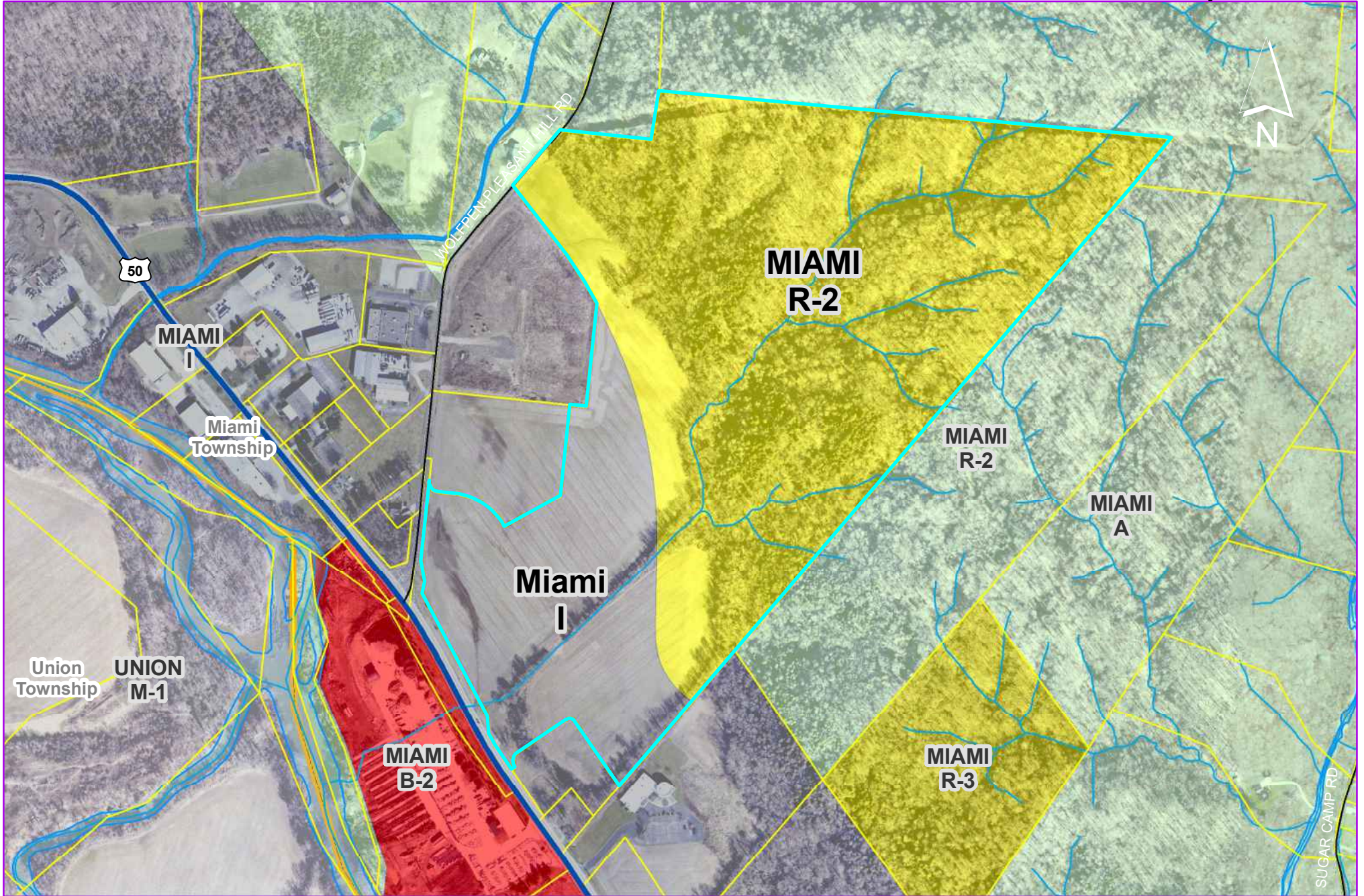


PROPERTY INFORMATION:

Parcel Numbers: 192408A001

Total Site Area: +/- 87.46 ac.

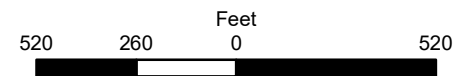




PROPERTY INFORMATION:

Parcel Numbers: 192408A001

Total Site Area: +/- 87.46 ac.





Subject: Letter of Intent to Rezone Land from Residential to Industrial

I am writing on behalf of RISE Commercial District to formally express our intent to rezone a portion of land in Miami Township from Zone R-2 to Zone I. Our proposed development aims to create a co-warehousing facility space. This development aligns with the vision and objectives of the Miami Township zoning plan, and we believe it will contribute positively to the economic growth of the area.

RISE Commercial District, founded in 2009 by the Sapp Family in Indianapolis, IN, specializes in meeting the last-mile distribution and supply chain logistics needs of companies through the provision of business flex space. Our unique co-warehousing concept combines flexible office and warehouse spaces with short-term, scalable leases, fostering business growth and supporting local entrepreneurs and corporate entities alike. As a small business incubator, our operations seamlessly align with the intended land use of the area. Our development requires rezoning of the remaining parts of R2 (3.42 acres) to become Zone I.

The proposed facility will consist of 18 buildings designed to serve as an accelerator for local business growth. We have successfully implemented similar developments throughout the Midwest. Our facilities have proven to be valuable assets to communities by providing resource support to small businesses to fuel their growth.

In summary, we seek your support in rezoning the specified portion of land to facilitate the establishment of RISE Commercial District. Our project aligns with the goals of Miami Township's development plan, and we are confident that it will contribute positively to the economic vitality of the area.

Thank you for considering our letter of intent. We are eager to discuss this project in more detail and work collaboratively to achieve our shared goals.

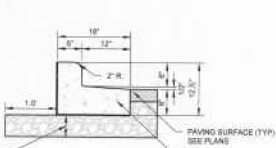
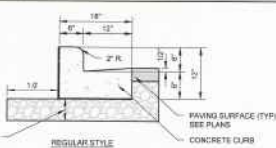
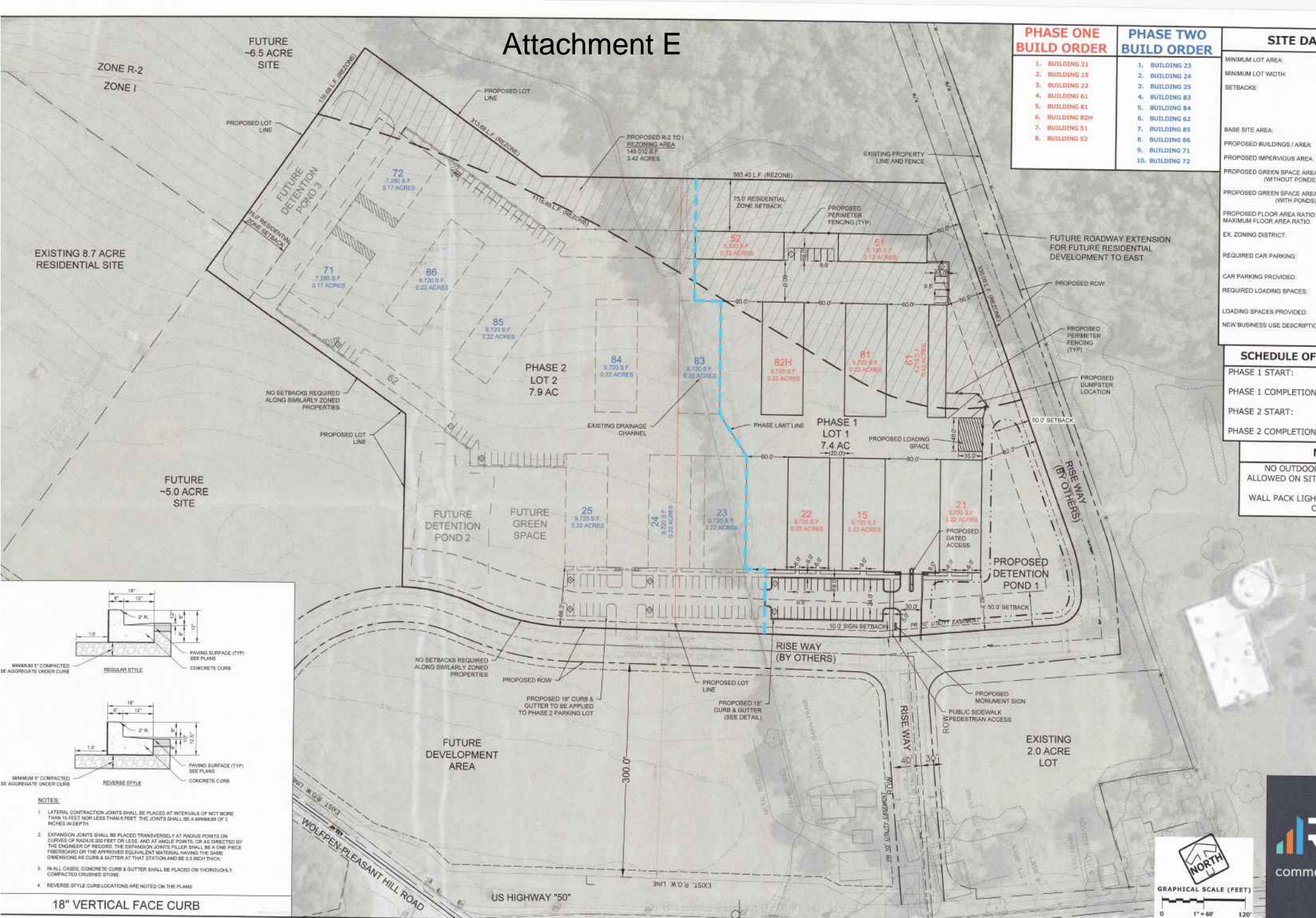
Best in Business,

Jim Sapp

Jim Sapp

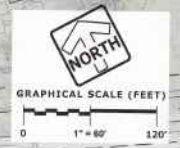
Attachment E

PHASE ONE BUILD ORDER	PHASE TWO BUILD ORDER	SITE DATA
1. BUILDING 21	1. BUILDING 23	MINIMUM LOT AREA:
2. BUILDING 15	2. BUILDING 24	MINIMUM LOT WIDTH:
3. BUILDING 22	3. BUILDING 25	SETBACKS:
4. BUILDING 61	4. BUILDING 28	BASE SITE AREA:
5. BUILDING 81	5. BUILDING 84	PROPOSED BUILDINGS / AREA:
6. BUILDING 02H	6. BUILDING 62	PROPOSED IMPERVIOUS AREA:
7. BUILDING 51	7. BUILDING 85	PROPOSED GREEN SPACE AREA (WITHOUT PONDS)
8. BUILDING 92	8. BUILDING 86	PROPOSED GREEN SPACE AREA (WITH PONDS)
	9. BUILDING 71	PROPOSED FLOOR AREA RATIO:
	10. BUILDING 72	MAXIMUM FLOOR AREA RATIO:
		EX. ZONING DISTRICT:
		REQUIRED CAR PARKING:
		CAR PARKING PROVIDED:
		REQUIRED LOADING SPACES:
		LOADING SPACES PROVIDED:
		NEW BUSINESS USE DESCRIPTION:
SCHEDULE OF		
PHASE 1 START:		
PHASE 1 COMPLETION:		
PHASE 2 START:		
PHASE 2 COMPLETION:		



- NOTES:**
- LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
 - EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE POUND FIBERGLASS OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
 - IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
 - REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB



CONCEPT SITE PLAN - RISE COMMERCIAL DISTRICT MIAMI TWP

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJO

Attachment F

Chapter 12

"I" PLANNED INDUSTRIAL PARK DISTRICT

12.01 PURPOSE

This Chapter amends the existing I-A and I-B Chapters of the Zoning Resolution to combine them into a unified Zoning District.

The purpose of the "I" Planned Industrial Park District is to provide sites for industrial, manufacturing and warehousing uses at appropriate locations in relation to existing and potential developments of surrounding areas, and to arrange the location of buildings, parking areas, access, screening, and lighting to protect values and to harmonize the development with surrounding areas. The provisions in this District are designed to provide for the establishment and generation of low intensity industrial uses in a manner that minimizes conflict between industrial uses and nearby residential areas.

12.02 PRINCIPAL PERMITTED USES

The permitted uses shall be as approved by the Zoning Commission and specified as the approved site plan. All required conditions and restrictions as regulated in the "I" district shall apply except as approved on the development:

- A. Business or professional offices;
- B. Research and development establishments;
- C. Manufacturing establishments;
- D. Warehouse and wholesale establishments;
- E. Contractor Shops and Storage Yards
- F. Building materials sales and storage yards
- G. Private, non-commercial recreation areas and establishments;
- H. Recycling Centers.
- I. All uses permitted in Chapters 10 and 11 excluding residential uses.

12.03 CONDITIONALLY PERMITTED USES

The following may be permitted subject to the approval of the Board of Zoning Appeals:

- A. Buildings in excess of forty (40) feet in height if the following conditions are met satisfactorily:
 - 1. For each foot of height increase in excess of forty (40) feet, buildings must be set back at least an additional two (2) feet from the required minimum setback requirements; and
 - 2. The increased building height will not adversely affect the adjacent properties, and
 - 3. The increased building height is compatible with the existing and future development character and pattern; and

4. The site plan shows that proper mitigation measures have been proposed to address conditions 2 and 3 above.
 5. In cases where the property is located adjacent to Federal Highways, the setback requirements of Section 12.03 (A) (1) will not apply.
- B. Training facilities; restaurants; hotel/motel; and retail uses, provided the applicant clearly demonstrates to the Board of Zoning Appeals that:
1. The proposed use is primarily intended for the benefit of the tenants of the Industrial Park and compliments the Planned Industrial Park, and
 2. The use shall not exceed ten (10) percent of total allowable floor area within the Planned Industrial Park: and
 3. The use is compatible with and will not adversely impact surrounding land uses.

12.04 ACCESSORY USE

- A. Customary accessory buildings and uses, including operations required to maintain or support any use permitted in this zone on the same lot as the permitted use, such as maintenance shops, power plants, and machine shops;
- B. Signs, as regulated by Chapter 24 of this Zoning resolution; and
- C. Uses, as listed below, including within and entered from within any use permitted in this zone as a convenience to the occupants thereof, and their customers providing such accessory uses shall not exceed ten (10) percent of the gross floor area of the permitted uses in the building and no exterior advertising displays shall be visible from outside the building:
1. Cafeterias,
 2. Coffee shops or refreshment stands, and
 3. Soda or dairy bars.

12.05 HEIGHT REGULATIONS

No building shall exceed three (3) stories or forty (40) feet in height except as provided in Section 12.03 of this Chapter.

12.06 AREA REGULATIONS

- A. Front yard: As defined in Clermont County's or Miami Township's Thoroughfare Plan, there shall be a front yard having a depth of not less than seventy-five (75) feet from the street right-of-way line when abutting a major arterial and fifty (50) feet from the street right-of-way on internal roads.
- B. Side Yard. For buildings abutting districts other than residential districts, there shall be a side yard on each side of the building, which yard shall have a width of not less than twenty-five (25) feet. There shall be no side yard required for a building abutting

an "I" District or a building adjacent to another building within a Planned Industrial Park District.

- C. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of seventy-five (75) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area, of solid wood fence, masonry wall, hedge or combination of appropriate height so as to effectively screen the view from adjacent residential properties.
- D. Rear Yard. There shall be a rear yard having a depth of not less than forty (40) feet.

12.07 INTENSITY OF USE

- A. Minimum Tract for Planned Industrial Park: Five (5) acres. However, development of a smaller tract adjacent to an existing approved site may be permitted providing the proposed development conforms to and extends the original development as if the new site has been a part of the originally approved site plan layout.
- B. Minimum Lot Area within Minimum Tract: One (1) acre.
- C. Minimum Lot Width at Building Setback Line. One hundred and fifty (150) feet.
- D. Maximum Floor Area Ratio: .50

12.08 GENERAL PROVISIONS

- A. Off street parking and loading and/or unloading shall be provided in accordance with Chapter 23 of this Zoning Resolution.
- B. No lighting shall be permitted which would glare from this zone onto any street, or into any adjacent property.
- C. All outdoor storage shall be screened so as not to be visible from any street or adjacent property and shall be located at least fifty (50) feet from any residential property or public or private street.
- D. All uses in this zone shall be conducted in such a manner so that no odor, smoke, glare, vibrations, or other impacts are evident from beyond the property lines.
- E. Assurances by the applicant that the use has the ability to comply with all Local, State, and Federal environmental regulations and standards shall be provided with an application for a zoning use certificate. A site plan, as regulated by Chapter 27 of this Zoning Resolution, shall be required for any use in this zone. In cases where the site plan proposes conditional uses, the site plan review shall precede any action by the Board of Zoning Appeals.
- F. Industrial use performance standards

1. No land or uses in these districts shall be used or occupied in any manner so as to create any dangerous, injurious, noxious or otherwise objectionable nuisance.
2. The determination of the existence of any dangerous and objectionable conditions shall be made at the location of the use creating the same or at such location where such conditions may be more apparent.
3. Environmental Requirements: No land or building in any district shall be used or occupied in any manner creating dangerous, injurious noxious, or otherwise objectionable conditions which could adversely affect the surrounding areas or adjoining premises, except that any use permitted by this resolution may be undertaken and maintained if acceptable measures and safeguards are taken to reduce dangerous and objectionable conditions to acceptable limits as established by the following:
 - a. Air Pollution - Air pollution shall be subject to the requirements and regulations established by the Ohio Environmental Protection Agency.
 - b. Electrical Disturbance - No activities shall be permitted which emit electrical disturbance affecting the operation of any equipment other than that of the creator of such disturbances. Any generated electrical disturbance shall comply with all applicable regulations of the Federal Communications Commission.
 - c. Erosion - No erosion, by either wind or water, shall be permitted which will carry objectionable substances onto neighboring properties.
 - d. Fire and Explosion Hazards - Adequate safety devices shall be provided where there are activities involving burning or storage of flammable or explosive materials, adequate safety devices shall be provided at any point. Adequate safety devices against the hazards of fire and exploding and adequate fire fighting and fire suppression equipment and devices, standard in the industry shall be provided. Burning of waste materials in an open fire is prohibited.
 - e. Glare and Heat - Any operation producing intense light or heat, such as high temperature processes like combustion or welding, shall be performed within an enclosed building and shall not be visible beyond any lot line bounding the premises. Welding that is required for exterior construction of a structure shall be exempt from these regulations. No exterior lighting

shall be positioned so as to extend glare onto an adjacent property or a public right-of-way.

- f. Liquid or Solid Wastes - no discharge at any point into any public sewer, private sewerage disposal system, stream, or into the ground, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted, except in accordance with minimum standards approved by the Clermont County Health Department, the Ohio Department of Health, the Ohio Environmental Protection Agency, or such other governmental agency as shall have jurisdiction over such activities. The use of dumpsters or other types of reasonably accessible waste containers for the disposal of potentially dangerous liquid or solid waste materials shall not be permitted.
- g. Odors - No odor shall be emitted by any use permitted in any district in such quantities as to be readily detectable by a person not located on the premises.
- h. Radioactive Materials - No activities shall be permitted which utilize fissionable or radioactive materials if their use results at any time in the release of emission of any fissionable or radioactive material into the atmosphere, the ground, or sewerage systems.
- i. Storm Water Drainage - Due consideration shall be given to provisions for drainage, with particular reference to the effect on adjoining and nearby properties and on general drainage systems in the area. Where major drainage volumes appear likely and capacity of available system is found marginal or inadequate, consideration shall be given to possibilities for recharge of ground water supply on the property, temporary retention with gradual discharge, or other remedial measures.
- j. Trash Collection Facility - A trash collection facility shall include a large container such as a dumpster, or a small container such as a garbage can, bag or other similar container. No trash collection facility shall be located or stored in the front yard of a premise. A large trash collection facility shall be situated in a permanent location and placed on a concrete pad of appropriate size and strength. A dumpster pad shall be of a dimension that will allow a dumpster to sit entirely on the pad and permit the wheels of a trash disposal truck to rest on the pad while emptying said dumpster.

- k. Vibration - Every use shall be so operated that ground vibration inherently and recurrently generated is not perceptible, without instruments, beyond any lot line bounding the premises.

Lot area, bulk yard and screening Requirements in the "I" Planned Industrial Park District

REQUIREMENTS	"I" DISTRICT
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LOT REQUIREMENTS:

- | | |
|-----------------------------|----------|
| 1. Minimum Tract Area | 5 acres |
| 2. Minimum Lot Within Tract | 1 acre |
| 3. Minimum Lot Width | 150 feet |

MAXIMUM HEIGHT:

- | | |
|-------------------------|------------------|
| 1. Principal Building | |
| a. Stories | 3 |
| or whichever is less | |
| b. Height | 40 feet (Note 1) |
| 2. Accessory Structures | |
| a. Stories | 1 |
| or whichever is less | |
| b. Height | 15 feet |

MINIMUM YARD REQUIREMENTS: (Note 2)

- | | |
|----------|--------------------|
| 1. Front | 75/50 feet |
| 2. Side | 25 feet (note 3,4) |
| 3. Rear | 40 feet (note 3,4) |

MAXIMUM FLOOR AREA .50

Note 1. A height increase may be permitted in excess of forty (40) feet as a conditional use according to Section 12.03 of this Chapter.

Note 2. In cases where the property is located adjacent to Federal Highways, the setback requirements will not apply.

Note 3. Where any yard of any use permitted in this zone abuts a residential zone, a minimum yard requirement of seventy-five (75) feet for each side and/or rear yard which abuts said zone shall be provided, ten (10) feet of which shall be maintained by a screening area.

Note 4. No side yard is required for a building abutting an "I" District or a building adjacent to another building within a Planned Industrial Park District.