

**Land Development Committee Minutes**  
**August 13, 2012**

Attendees: JK Byar, Ed Hattenbach (Committee Member), Natalie Wolf (Committee Member), Scot Lahrmer, Ed Werthheimer, Louis Katz, Tom Brown, Todd Kinskey (Hamilton County Regional Planning), Bryan Snyder (Hamilton County Regional Planning) and Tom Muething (Committee Chair)

The meeting was called to order. The minutes from the meeting of July 30, 2012 were reviewed and approved.

The purpose of the meeting was to hear from the Hamilton County Regional Planning about the process that we will need to go through in order to change the current zoning on the Amberley Green property. The property is currently zoned Residential A. Hamilton County Regional Planning helped the Village with the suggested changes in zoning on the North site and is a resource available to assist us but there is not any obligation to use them in the process. The meeting was only informational and no decisions were to be made.

The representatives from Hamilton County noted that this will be a difficult process given the state of the Amberley zoning code (out of date and inflexible) and the nature of the Amberley Green property (very large and bordering properties). The Long Range Plan for the site is a good starting point but we will need to get more definitive about what will be permitted on the site. The process will probably take as much as one year.

There was discussion as to whether updated zoning is required before we pursue development options or whether this could be done as part of discussions with potential developers. Given the uncertainty on this point, it was suggested that we need to discuss the property with potential developers or brokers to better understand the importance of final zoning in our development process. Therefore, we will invite some developers/brokers to a future meeting to get better clarity on this point.

Finally, there was discussion concerning the use of a blanket PUD (Planned Unit Development) as part of the revised zoning process for the property. Given the fact that Amberley owns the property and therefore is in greater control of future development on the property then this could be one way to facilitate the process. This will also be something that will need to be scheduled for a future meeting so that we get a better understanding of the pros and cons of this process. Scot Lahrmer was asked to disseminate reading material to committee members regarding this subject.

There being no further business, the meeting was adjourned.

Tom Muething