



UNION TOWNSHIP BOARD OF TRUSTEES
OCTOBER 10, 2023 MEETING

MAJOR AMENDMENT, PD

CER SERVICES, INC, Applicant
1117 STATE ROUTE 32



Staff Report: CASE # 12-93-Z

NATURE OF REQUEST

*The Applicant is requesting the approval of a Major Amendment to a Planned Development District from the Union Township Board of Trustees for an 11.3652 AC property (PIN # 413103I349) in order to redevelop of a portion of the site to establish a new Hyundai sales and service center. *Please refer to the Applicant's statements, plans, and other application enclosures.*

LOCATION

The subject property, owned by Mountain Agency Eastgate LLC, is located on the southwestern corner of State Route 32 and Glen Willow Lake Lane. State Route 32 is a divided Principal Arterial 5-lane roadway with a right-turn lane, and with a traffic volume of approximately 43,005 average daily trips (ADT) in the area of the proposed project.

ZONING

The subject property is zoned Planned Development (PD), with Planned Development (PD) zoning also adjacent to the north and northwest. To the south and east, the adjacent properties are zoned Industrial (M-1). To the southwest, the property is zoned Planned Multi-Family Residential (R-3).

RELATIONSHIP TO THE HORIZON 2030: UNION TOWNSHIP COMPREHENSIVE LAND USE PLAN

The Horizon 2030: Union Township Comprehensive Land Use Plan indicates that the proposal is located within the Central (SR 32) Retail Corridor. The plan identifies this area as the primary retail and commercial corridor within the Township, and therefore, the area is ripe for infill development that maximizes intensity and efficiency of land use. Among other things, the Plan calls for architectural standards that promote cohesive and attractive design and an enhanced quality of life (and additional investment), sidewalks, shared driveway and parking configurations whenever practical, and site development to be conducted in a manner that focuses on maximizing land use efficiency with infill development. For commercial development, the use of traditional building materials, adequate vegetative buffering, landscaping strategies along shared property lines, and landscaping enhancements along the corridor frontage is also required, in accordance with the Plan.

BACKGROUND

The Jeff Wyler Auto Mall Planned Development (PD) has been in existence for more than three (3) decades, with the bulk of activity consisting of the used car dealership, an automobile inventory area, and an overflow inventory storage area adjacent to Clepper Lane. As time has passed, several properties have been added to the PD as a result of property acquisition and consolidation by Mountain Agency Eastgate LLC. The owner received approval to construct a new 11,715 square-foot Mazda dealership and a new 12,000 square-foot used car dealership in 2014 (with the latter being located to the east of the Mazda dealership). The Applicant now proposes to modify the existing used car facility and to add some additional improvements to the principal structure—so that a new Hyundai dealership can be established on the site (in place of the used car sales dealership).

STAFF REVIEW & ANALYSIS

Overall, the proposed Major Amendment to this particular Planned Development appears to be consistent with the prior approvals for the Jeff Wyler site, as well as previous approvals for the SR 32 Central Retail Corridor. While some architectural elements still need to be confirmed, the project will enhance the investment associated with the site, promote cohesive and attractive design, and the use is compatible with current onsite and surrounding uses. Access to the site is adequate given the current configurations (including via Clepper Lane, a Minor Collector with an ADT of 4,306) and recent road improvements. There is a new sidewalk located along the southern portion of Clepper Lane, which was part of the aforementioned road improvements. Although there is not a landscaping plan for additional landscaping proposed for this particular project, this is in-line with previous Township approvals for the car dealership uses associated with this PD and the property. As far as the proposed signage, there is one (1) new additional sign, and potentially a replacement sign (of the same size, in the same location) for this project—the former which would require relief. In conversations with staff, the Applicant has expressed that the new sign, as well as the proposed new vehicle display pad, is required for new Hyundai dealerships.

ACTION REQUIRED

In accordance with Sections 680-687 of the Zoning Resolution, the Board of Trustees' role in this process is to either enter a motion to approve, approve with some modification, or deny the Applicant's request as submitted, along with any further modifications deemed appropriate by the Board.

RECOMMENDED MODIFICATIONS

If the Board should choose to grant favorable consideration to this PD Major Amendment application, staff recommends that these additional items be modified and / or otherwise be adequately addressed prior to final Township action:

- 1) The Applicant would need to address any concerns of the County Engineer, Clermont County Water & Sewer District, Clermont County Building Department, the Union Township Fire Department, and / or other regulatory agencies having jurisdiction over the proposed development prior to any final Township action.
- 2) The Applicant would need to provide additional information with respect to the proposed primary structure improvements—to ensure that the architectural standards and proposed building materials meet the requirements and standards set forth in the Township's Comprehensive Plan and Zoning Resolution. *This is an item that can be addressed administratively by staff.*
- 3) A revised signage package would need to be included with a final submittal—particularly for the one (1) additional sign, and potentially a replacement sign (of the same size, in the same location), if approved by the Trustees. *This is an item that can be addressed administratively by staff.*
- 4) An updated photometric / site lighting plan would ultimately need to be submitted. The final photometric plan needs to be revised to acknowledge that the proposed light being emitted from this site is equal to, or less than, one-foot candle along the east, west and south (proposed) property lines.
- 5) As of **October 3rd, 2023**, there are a couple of administrative items related to the Site Plan requirements set forth in Article 11, Section 1131 of the Union Township Zoning Resolution that would also ultimately need to be addressed, prior to the issuance of a subsequent (commercial) zoning permit by the staff. *This is an item that could be addressed administratively by staff.*

Jeff Wyler Eastgate Proposed Amendments

Demo part of the existing Jeff Wyler used car store and build on a new service write-up drive and new service bay building.

Demo the interior of the used car store and renovate to meet Hyundai standards.

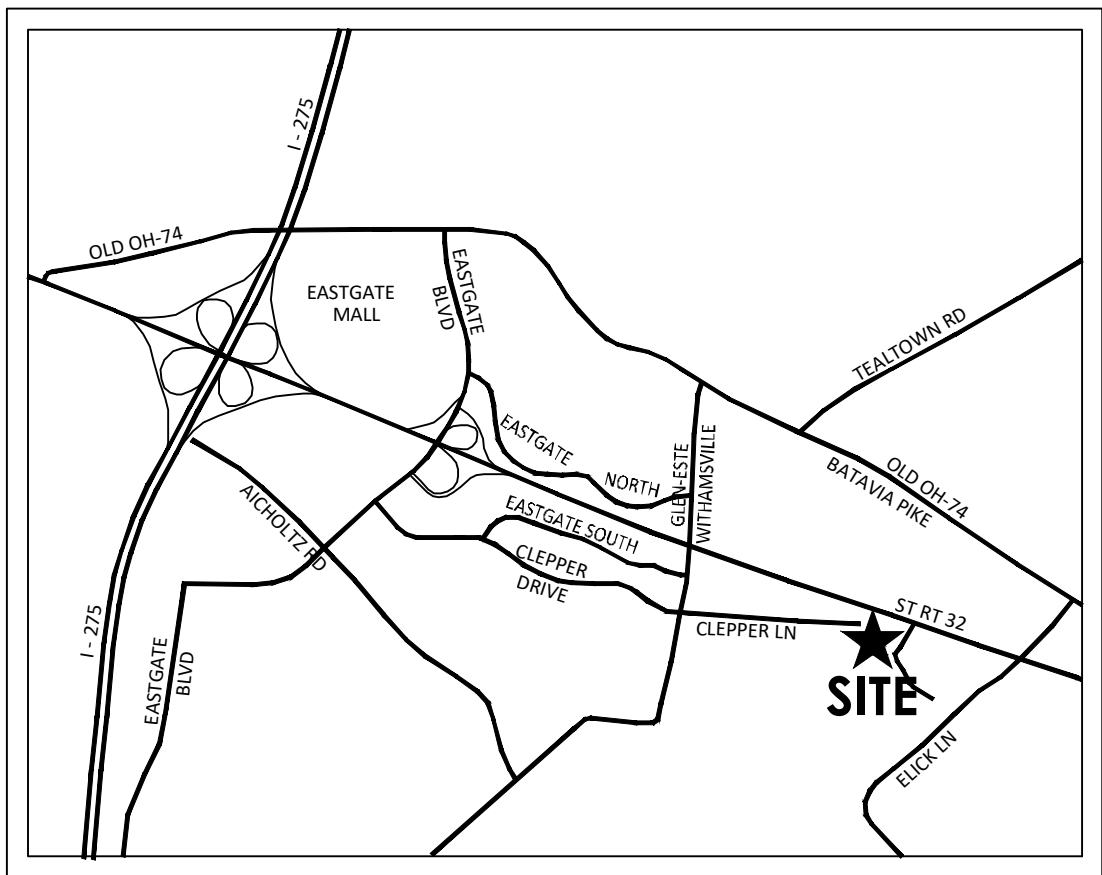
Replace the front parking lot with new LED lights that meet code. The back lot will retain existing lighting.

Mark Broughton



BUILDING ADDITION & RENOVATION FOR JEFF WYLER HYUNDAI

UNION TOWNSHIP
CLERMONT COUNTY, OHIO



VICINITY MAP

NTS

PARCEL DATA:

SITE ADDRESS: 1117 STATE ROUTE 32
PARCEL No. 4131031349, 11.3652 Ac.

OWNER
THE MOUNTAIN AGENCY EASTGATE, LLC.
401 MILFORD PARKWAY, SUITE A
MILFORD, OH 45150

ZONING CLASSIFICATION: "PD"

EXISTING BUILDING AREA: 12,174 S.F.
PROPOSED BUILDING ADDITION: 11,352 S.F.

TOTAL BUILDING AREA: 23,526 S.F.

ALL UNPAVED AREAS WILL BE LANDSCAPED AS LAWN.

NO PART OF THIS SITE IS LOCATED WITHIN A 100-YR FLOODPLAIN.

EXTERIOR POLE LIGHT, CANOPY LIGHTING, OR SIMILAR LIGHTING SHALL BE FLAT LENS DESIGN AND SHIELDED SO THAT ALL LIGHT IS DOWN DIRECTED. SAG LENS LIGHTING IS PROHIBITED.

CONSTRUCTION IS ANTICIPATED TO BE COMPLETED DECEMBER 2023.

LOCATION OF EXISTING UTILITIES SHOWN HEREON IS APPROXIMATE AND IS FOR THE CONTRACTOR'S CONVENIENCE ONLY. OTHER UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS PLAN. THE OWNER AND ENGINEER ASSUMES NO LIABILITY FOR THE LOCATION OF ANY AND ALL UTILITIES WITHIN THE LIMITS OF WORK. ANY DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

EXISTING FACILITIES PROVIDE ADEQUATE STORM WATER DETENTION FOR THE PROJECT AREA.

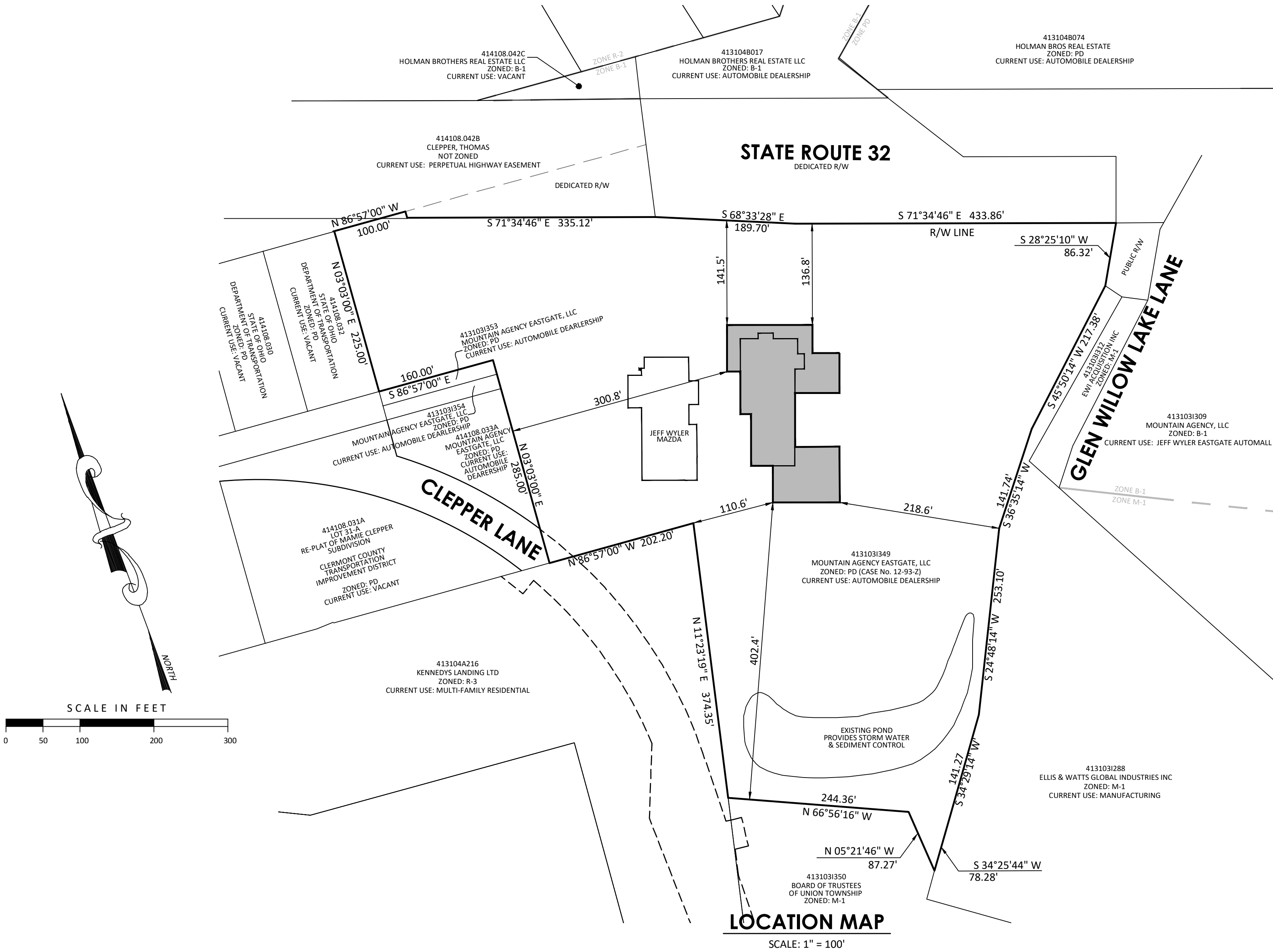
EROSION AND SEDIMENTATION CONTROL MEASURES AND SEDIMENTATION BASINS ARE TO BE IN PLACE BEFORE BEGINNING SITE WORK.

LOCATION OF EXISTING UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY GROUND CONDITIONS AND EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.

UNLESS OTHERWISE NOTED, MATERIALS AND SPECIFICATIONS SHALL CONFORM TO THE CONSTRUCTION AND MATERIALS SPECIFICATIONS OF ODOT.

ALL CONSTRUCTION AND PERMANENT STRUCTURES WHICH ARE CONSIDERED PART OF THE STORMWATER MANAGEMENT AND SEDIMENT CONTROL SYSTEM SHALL ADHERE TO THE LATEST ISSUE OF THE "CLERMONT COUNTY WATER MANAGEMENT AND SEDIMENT CONTROL REGULATIONS" AND SHALL BE SUBJECT TO FIELD INSPECTION BY THE CLERMONT COUNTY ENGINEERING DEPARTMENT TO VERIFY COMPLIANCE. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BY CLERMONT COUNTY DEPENDENT ON SITE CONDITIONS.

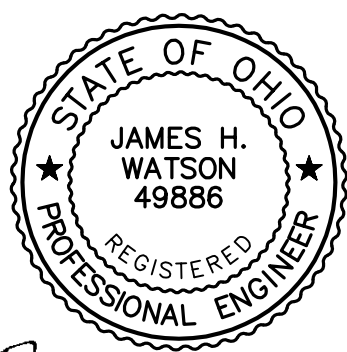
IT SHALL BE THE CONTRACTOR'S OBLIGATION TO INSTALL, MAINTAIN, AND/OR REMOVE AS REQUIRED, ALL BARRIERS, INLET FILTERS, SEDIMENT BASINS, AND OTHER EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLANS OR AS NECESSARY TO PREVENT STORM WATER POLLUTION. ALSO INCLUDED IS THE PERFORMANCE AND MAINTENANCE OF A LOG OF INSPECTIONS AS REQUIRED BY THE N.P.D.E.S. PERMIT. THE INSPECTIONS AND LOG MAINTENANCE SHALL START WITH THE COMMENCEMENT OF THE JOB AND SHALL CONTINUE UNTIL 30 DAYS AFTER INSTALLATION OF THE BASE COURSES OF PAVING. THE LOG SHALL THEN BE TURNED OVER TO THE DEVELOPER OR HIS REPRESENTATIVE.



INDEX OF SHEETS

SHEET #	DESCRIPTION
C1	COVER SHEET
C2	DEMOLITION PLAN
C3	LAYOUT PLAN
C4	UTILITY & GRADING PLAN
C5	DETAILS

**BUILDING ADDITION
& RENOVATIONS**
FOR
JEFF WYLER HYUNDAI
UNION TOWNSHIP
CLERMONT COUNTY, OHIO
COVER SHEET



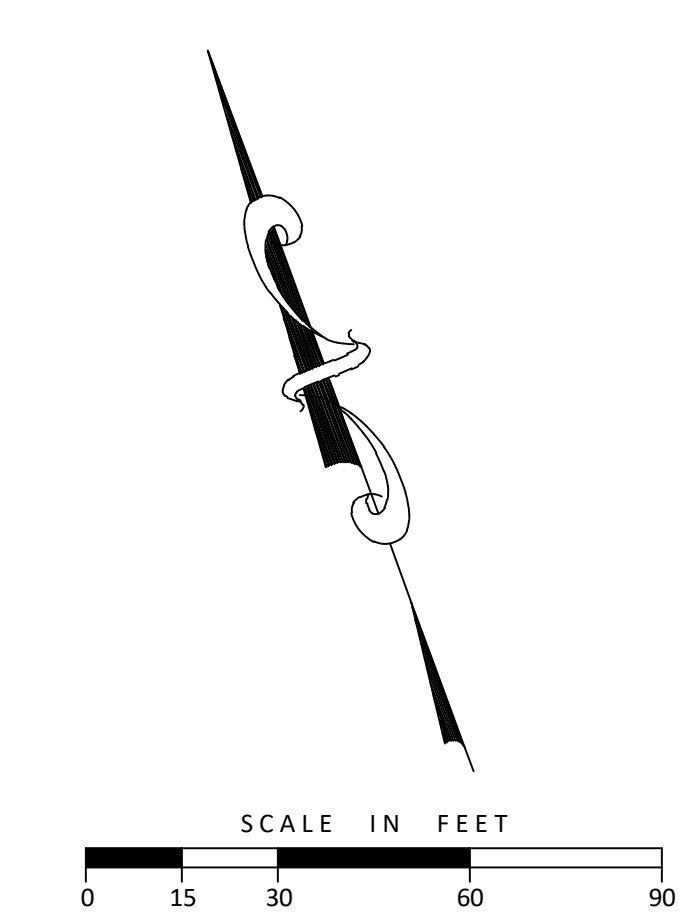
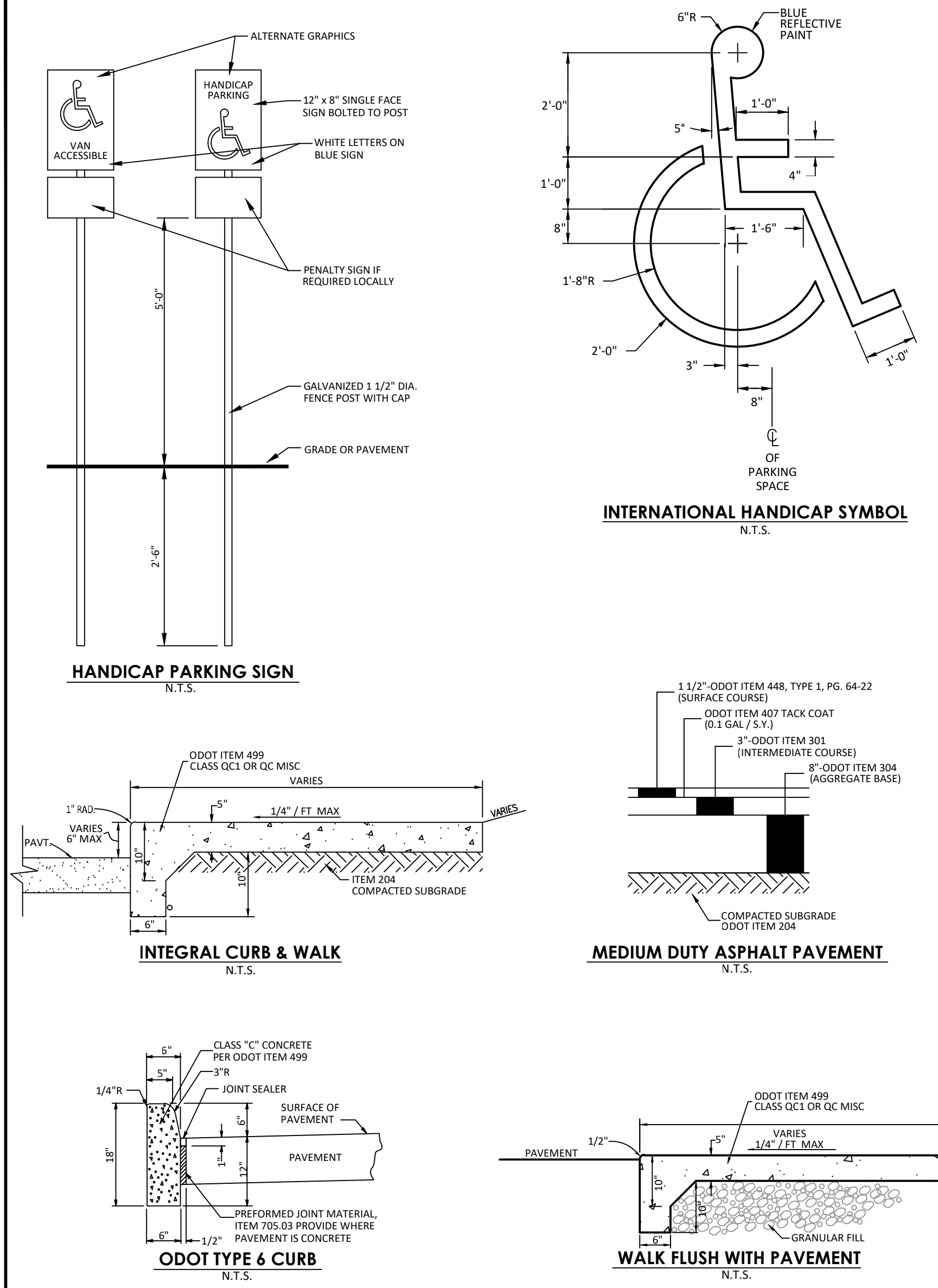
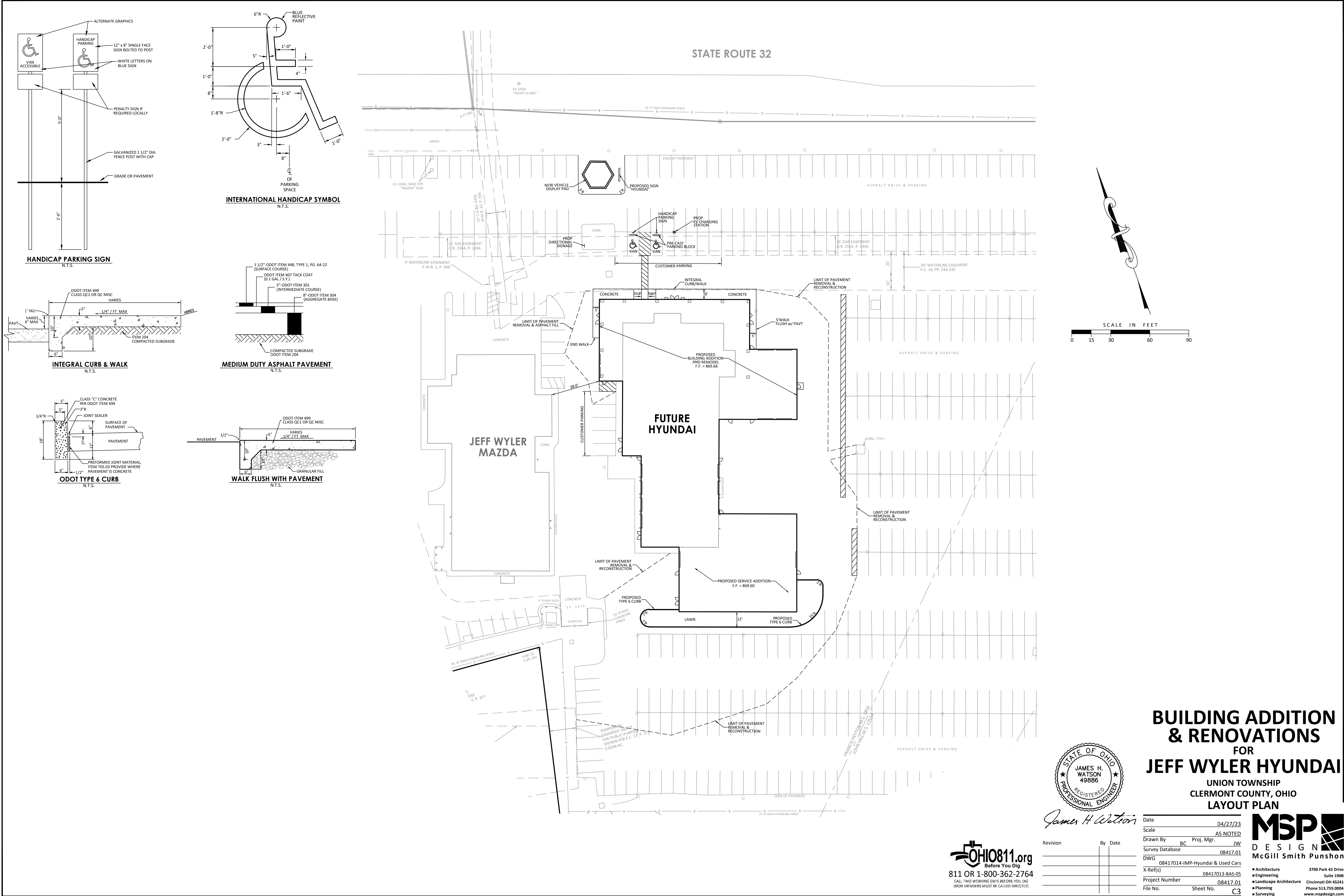
James H. Watson

OHIO811.org
Before You Dig
811 OR 1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)

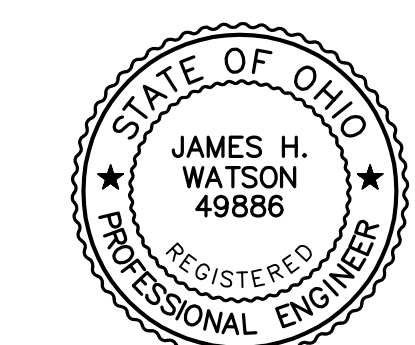
Revision	By	Date

Date	04/27/23
Scale	AS NOTED
Drawn By	BC
Proj. Mgr.	JW
Survey Database	08417.01
DWG	08417014-IMP-Hyundai & Used Cars
X-Ref(s)	08417013-BAS-05
Project Number	08417.01
File No.	Sheet No. C1

MSP
DESIGN
McGill Smith Punshon
Architecture
Engineering
Landscape Architecture
Planning
Surveying
3700 Park 42 Drive
Suite 1908
Cincinnati OH 45241
Phone 513.759.0004
www.mspdesign.com



**BUILDING ADDITION
& RENOVATIONS**
FOR
JEFF WYLER HYUNDAI
UNION TOWNSHIP
CLERMONT COUNTY, OHIO
LAYOUT PLAN



James H. Watson

Date	04/27/23
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File No.	Sheet No. C3

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GENERAL NOTES

- PROJECT INVOLVES THE CONSTRUCTION OF BUILDING ADDITIONS AND PARKING LOT MODIFICATIONS TO AN EXISTING AUTOMOBILE DEALERSHIP.
- AREA TO BE DISTURBED IS APPROXIMATELY 1.3 ACRES.
- PRE-CONSTRUCTION RUNOFF COEFFICIENT IS 0.75.
POST-CONSTRUCTION RUNOFF COEFFICIENT IS 0.75.
- THE PREDOMINATE SOIL TYPE IS AN URBAN COMPLEX.
- SHAYLER RUN IS THE FIRST NAMED STREAM RECEIVING RUNOFF FROM THIS SITE.
- NPDES STORM WATER GENERAL PERMIT NUMBER: APPLICATION TO BE MADE
- PROJECT DURATION: THRU 2023
- SITE OPERATOR: JEFF WYLER AUTOMOTIVE
401 MILFORD PARKWAY, SUITE A
MILFORD, OH 45150
- SWPPP CONTACT: CER SERVICES, INC.
5533 FAIR LANE
CINCINNATI, OHIO 45227
CONTACT: MARK BROUGHTON
(513) 731-7300
- UNLESS OTHERWISE NOTED, STANDARDS AND SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF THE OHIO DEPARTMENT OF NATURAL RESOURCES "RAINWATER AND LAND DEVELOPMENT" MANUAL, CURRENT EDITION, SHALL GOVERN THE EROSION AND SEDIMENT CONTROL INSTALLATIONS SPECIFIED ON THIS PLAN.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS, ALL SEDIMENTATION AND EROSION CONTROL FEATURES SHALL BE IN PLACE.
- SEDIMENT CONTROL STRUCTURES SHALL BE FUNCTIONAL THROUGHOUT THE COURSE OF EARTH DISTURBING ACTIVITY. AND SHALL CONTINUE TO FUNCTION UNTIL THE UP SLOPE DEVELOPMENT AREA IS REESTABLISHED. AS CONSTRUCTION PROGRESSES AND THE TOPOGRAPHY IS ALTERED, APPROPRIATE CONTROLS MUST BE CONSTRUCTED OR EXISTING CONTROLS ALTERED TO ADDRESS THE CHANGING DRAINAGE PATTERNS.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF DEMOLITION AND ARE TO FINAL GRADE AND TO REMAIN SO, SHALL BE SEEDED AND IN ACCORDANCE WITH THE PERMANENT SEEDING OR TEMPORARY SEEDING PRACTICES DETAILED IN THE OHIO RAINWATER AND LAND DEVELOPMENT MANUAL, AND IN ACCORDANCE WITH THE CONDITIONS OF THE NPDES STORM WATER GENERAL PERMIT.

TEMPORARY STABILIZATION MUST BE APPLIED WITHIN 7 DAYS OF THE LAST DISTURBANCE ON AREAS TO REMAIN IDLE FOR 14 DAYS OR LONGER.

CONSTRUCTION SEQUENCE

- INSTALL EROSION AND SEDIMENT CONTROL MEASURES
- DEMO EXISTING BUILDINGS AND PAVEMENT
- GRADING OF BUILDING AND PARKING AREA
- PAVE PARKING AREA
- BUILDING CONSTRUCTION.
- REMOVAL OF EROSION AND SEDIMENT CONTROLS MEASURES.

* DUE TO THE DYNAMICS AND STAGING OF EARTH MOVEMENT, CONTRACTOR MAY NEED TO ALTER THE EROSION CONTROL MEASURES AS SHOWN HEREON. CONTRACTOR TO APPLY (B.M.P.) BEST MANAGEMENT PRACTICES IN ORDER TO CONTROL THE RUNOFF OF SILT AND SEDIMENT.

* ADDITIONAL SILT FENCE MAY BE REQUIRED AS SITE CONDITIONS DETERMINE.

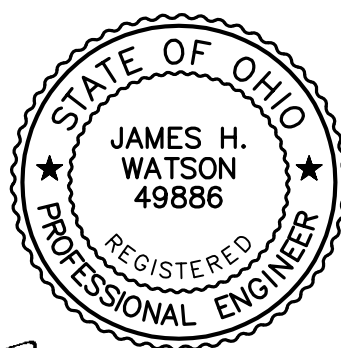
* IF A TEMPORARY STOCKPILE IS CREATED, SILT FENCE SHALL BE PLACED AT THE TOE OF SLOPE

EROSION AND SEDIMENT CONTROL MAINTENANCE NOTES

- EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED AS FOLLOWS:

- EROSION AND SEDIMENT CONTROLS NEED TO BE ESTABLISHED AS APPROPRIATE AROUND THE PERIMETER OF THE SITE BEFORE ANY EARTH DISTURBING ACTIVITIES HAVE BEGUN.
- CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED EROSION CONTROL BARRIERS, END RUNS, AND THE UNDERCUTTING OF BARRIERS BY RUNOFF.
- SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION HAS REACHED APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SEDIMENT CONTROL BARRIER IS NOT LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE APPROPRIATE GRADE ELEVATION, PREPARED AND SEEDDED.
- THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF MUD AND DIRT BEING TRACKED ONTO THE STREETS BY INSTITUTING BEST MANAGEMENT PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTROLLING DUST PER ODOT CONSTRUCTION AND MATERIALS SPECIFICATIONS ITEM 616.

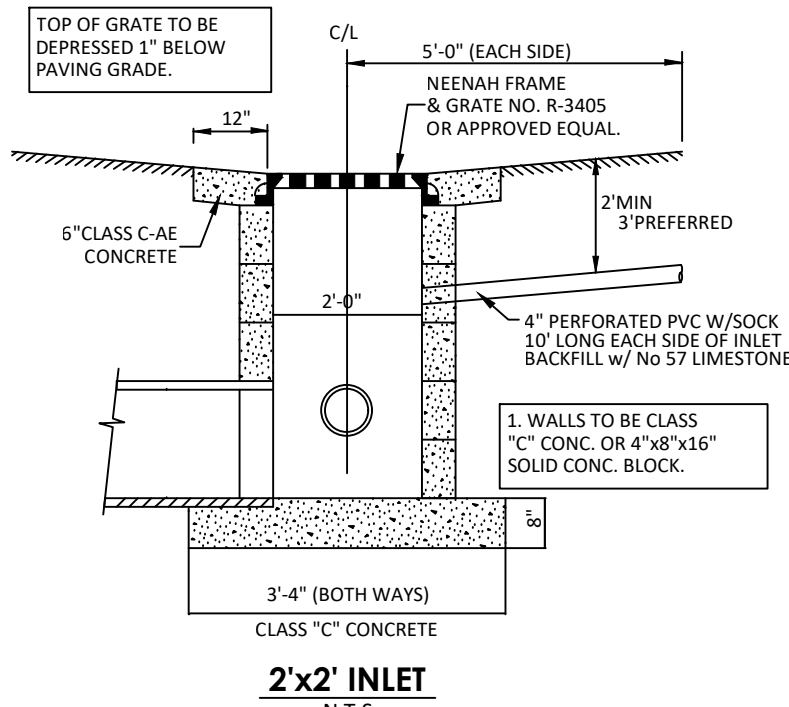
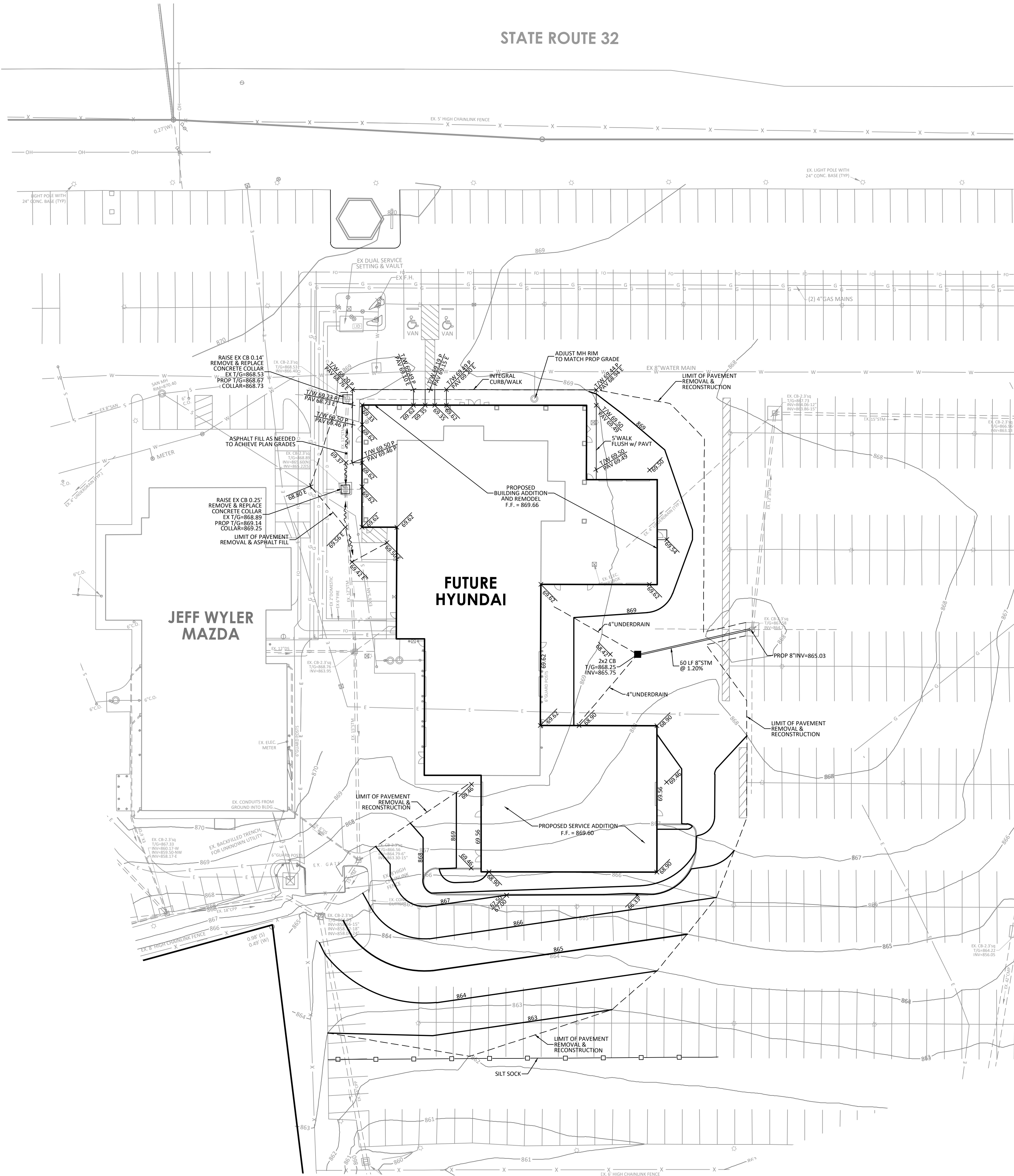
BUILDING ADDITION
& RENOVATIONS
FOR
JEFF WYLER HYUNDAI
UNION TOWNSHIP
CLERMONT COUNTY, OHIO
GRADING PLAN



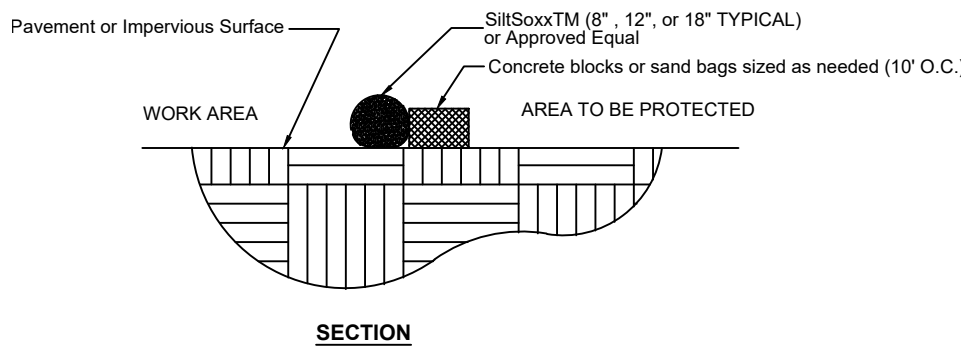
James H. Watson

Revision	By	Date

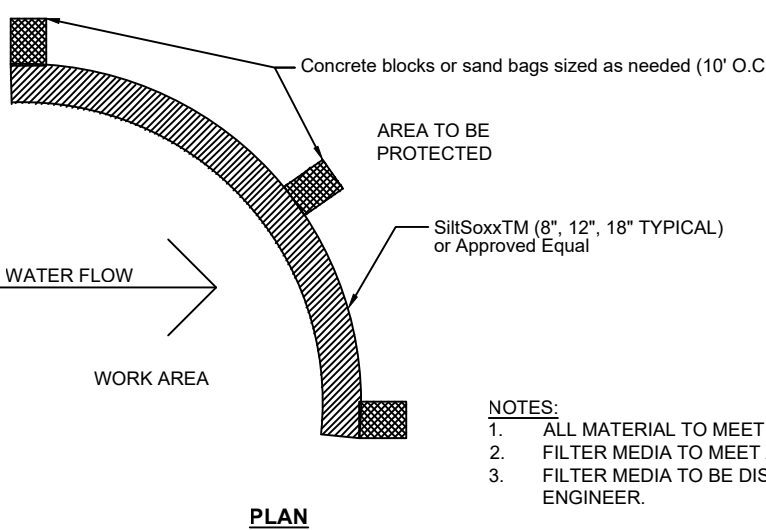
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File No.	Sheet No. C4



SCALE IN FEET
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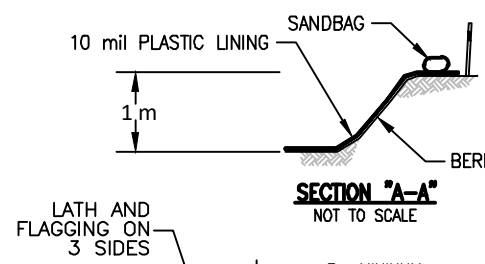
SECTION



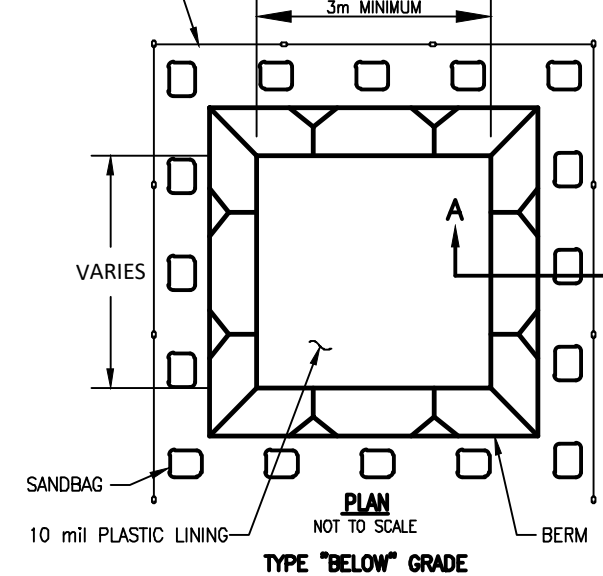
PLAN

SILT SOCK DETAIL
N.T.S.

- NOTES:
- ALL MATERIAL TO MEET SPECIFICATIONS.
 - FILTER MEDIA TO MEET APPLICATION REQUIREMENTS.
 - FILTER MEDIA TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

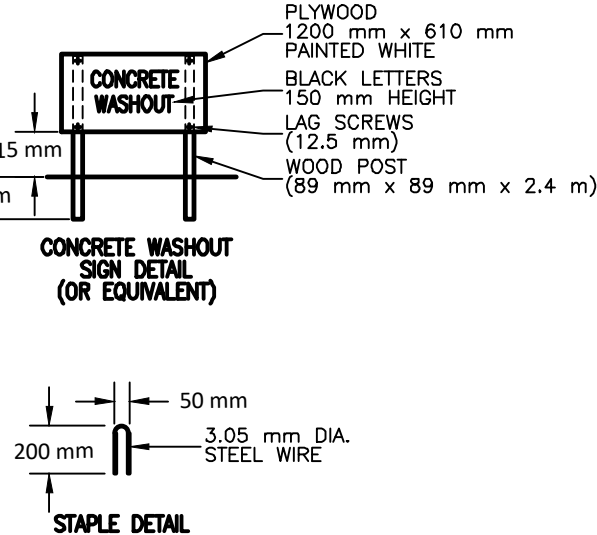


SECTION "A-A"
NOT TO SCALE



- NOTES:
- ACTUAL LAYOUT DETERMINED IN THE FIELD.
 - THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 10m OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL
N.T.S.



STAPLE DETAIL





HYUNDAI



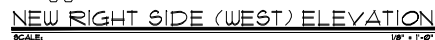




 **HYUNDAI**

Jeff Wyler



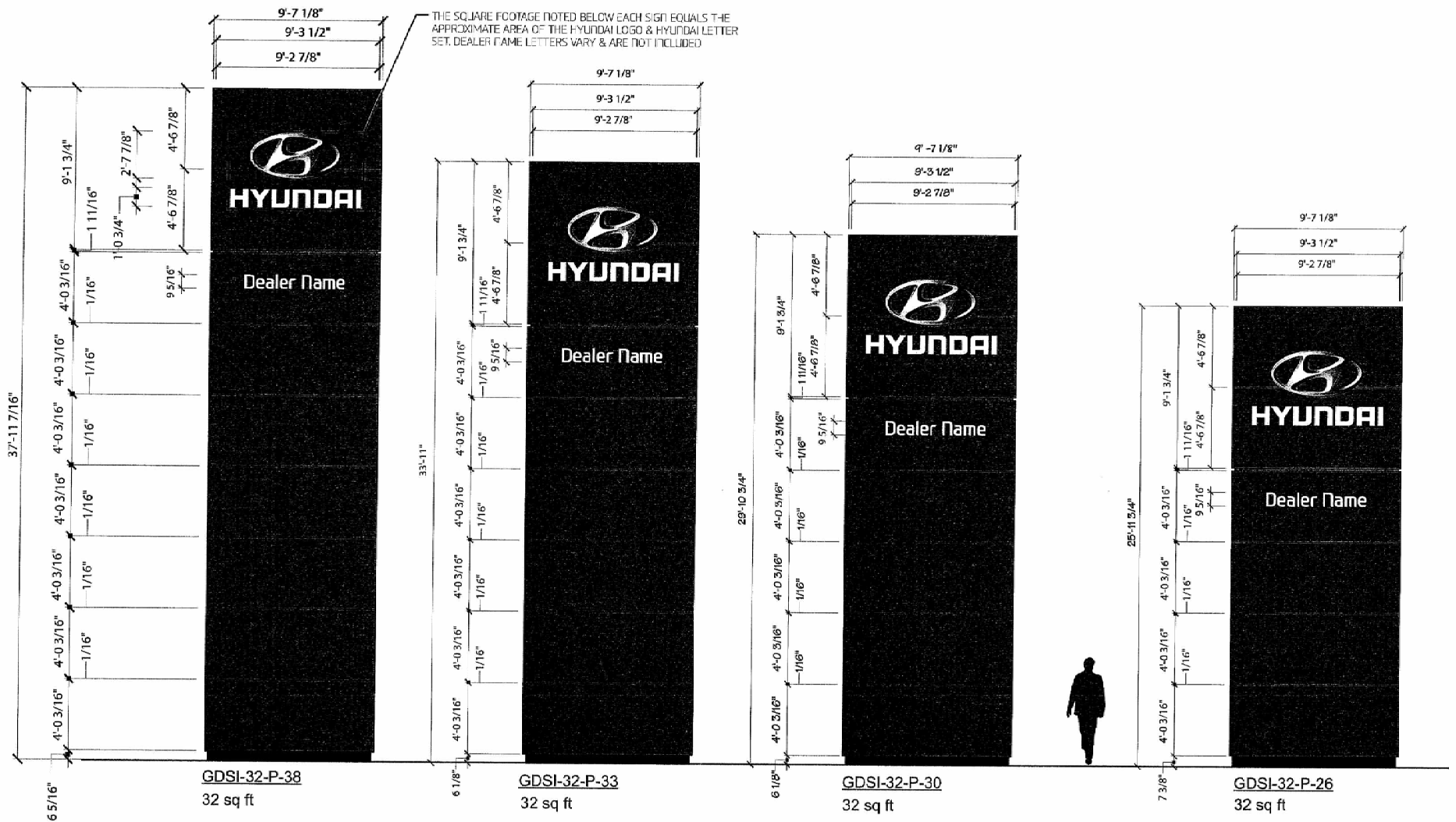
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8.6

06/30/2021



SITE & BUILDING SIGNAGE
Pylon & Monument Signage

8.4

06/30/2021