

06-25-2024

ZONING COMMITTEE MEETING REPORT

In Attendance: John Hardig, Amy Richter, Jenny Eilermann, David W. Voss, Kevin Leidecker, Michael Kemp, Alicia Kemp, Stefanie Hawk, Troy Dean Borgmann, Lindsay Keeble, Kerry Smyth, and Brian Smyth

The ZONING COMMITTEE meeting on June 25th 2024, began at 7:30pm. The meeting was called to discuss the plausibility of accepting economic development grant money from Hamilton County to demolish parts of the former Capple's building site on Harrison Ave. Taking into account recent changes in the development plan due to the previous developer withdrawing from the project, the members of the zoning committee wish to move forward in accepting the grant money to complete the demolition as originally outlined in the grant proposal. The zoning committee and city council in general agree that the demolition is a key factor in developing this important site to it's highest and best use. The zoning committee is committed to securing a new development plan for this site and is pleased to know that there are interested parties developing plans, proposals and financial due diligence. We regret that the previous developer has taken their plan off the table and we are interested in securing the grant for demolition to make the site more viable for future development in accordance with the economic development plan which the city has adopted many months ago. The committee supports city funding of possible overages in the cost of the demolition to an extent depending on the bids received. Individual business owner and representative of The Cheviot Business Alliance Kevin Leidecker expressed a willingness to contribute private funds to complete the demolition and to make improvements to the green space if necessary. Alecia Kemp and Michael Kemp of Humble Monk Brewery shared progress on their proposal to develop the site and will share their data with the Economic development director, the Law director, the Safety Service Director, the Mayor, and this committee.

The Zoning committee advises the Law Director Kimberly Rohr to move forward with negotiating a contract with Hamilton county to enable Cheviot to receive the grant funding. The Zoning Committee agrees with the Law Director's advise to include wording which allows the city to return the grant to the county without penalty should the bids for demolition come back far exceeding the grant amount. We also agree with the Law director's advise to include wording to allow the city to market the property after demolition if a suitable developer can not be secured.

The meeting was adjourned at 8:30pm.

Respectfully submitted 06/26/2024

John Hardig

Zoning Committee Chairman
City of Cheviot City Council

John Hardig 

Stephanie Hawk 

David Voss 

Amy Richter 