



PLANNING COMMISSION

July 21, 2025, at 7:00 P.M.

***Meeting proceedings are open to the Public to attend in person or virtually.
Meeting link is on the City's website calendar - www.madeiracity.com***

This regular meeting of the Planning Commission is subject to Section 121.22 of the Ohio Revised Code, which is otherwise referred to as Ohio's Open Meetings Act. Because some applications are "quasi-judicial" in nature, the Planning Commission is authorized by Ohio law to adjourn the meeting for the purpose of deliberating the merits of such applications (See, *TBC Westlake v. Hamilton County Bd. of Revision*, 81 Ohio St.3d 58; *State ex rel. Ross v. Crawford County Bd. of Elections*, 125 Ohio St.3d 438; *Pennell v. Brown Twp.*, 2016-Ohio-2652; *Wightman v. Ohio Real Estate Comm'n*, 2017-Ohio-756; *State ex rel. Eaton v. Erie County Bd. of Elections*, 2006-Ohio-966; *Beachland Enters. v. City of Cleveland Bd. of Review*, 2013-Ohio-5585). If the Planning Commission elects to do so, it will temporarily adjourn the meeting after all of the Public Hearings have concluded. Then, upon completion of deliberations, the Planning Commission will resume the meeting to discuss the application(s), vote on the same, and address any items remaining on the agenda. The Planning Commission may delay voting on (or "table") an applicant's request if it determines additional information from the applicant or the administrative staff is necessary. While the applicant is not required to be present when the vote is taken, the applicant may stay in the chambers during deliberations and the meeting, once resumed, will remain open to the public. All of the Planning Commission's decisions will become final as soon as the Commission (i) votes to approve the meeting minutes for the subject meeting where an application was orally voted upon, (ii) the Commission votes in favor of a resolution related to an applicant's request, or (iii) administrative staff issues written correspondence indicating whether the application was approved or denied.

- **CALL TO ORDER**

- **PLEDGE OF ALLEGIANCE**

- **ROLL CALL**

- **REVIEW OF MEETING PROCESS AND PROCEDURE**

- **ACCEPTANCE OF AGENDA**

- **ACCEPTANCE OF MINUTES**
 - Planning Commission Meeting Minutes June 16, 2025

- **NOTICE OF OTHER MEETINGS OR EVENTS**
 - Budget & Finance Committee July 28, 2025 at 6:30 PM
 - City Council July 28, 2025 at 7:30 PM
 - Board of Zoning Appeals August 4, 2025 at 7:00 PM
 - City Council August 11, 2025 at 7:30 PM
 - Parks and Recreation August 13, 2025 at 7:00 PM
 - Public Works Committee August 18, 2025 at 5:00 PM
 - Planning Commission August 18, 2025 at 7:00 PM

- **CORRESPONDENCE**



- None
- **GUESTS AND REGISTERED VISITORS**
 - None
- **HEARINGS ON APPLICATIONS**
 - Case PC-25-019
 - Address: 7860 Euclid Avenue
 - Applicant: Matt Stanley, Legendary Custom Homes
 - Owner: Gunning Family Properties, LLC
 - Request: Section 151.035 - Preliminary Plat
- **NEW BUSINESS**
 - Council Report
- **OLD BUSINESS**
 - Comprehensive Plan Update
- **ADJOURNMENT**



PLANNING COMMISSION MINUTES

June 16, 2025

These minutes have not been approved by the City of Madeira Planning Commission. Drafts of minutes have not yet been reviewed or corrected. Amendments may be made before a final approved version of the minutes is available. While comments are welcomed, we do not engage in changing or revising drafts of minutes until directed by a majority of the members of the Planning Commission at a public meeting. The City of Madeira makes no warranty, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of these minutes until they are approved by the Madeira Planning Commission.

I. CALL TO ORDER

Mr. Hilberg called the meeting to order at 7:02 pm.

II. PLEDGE OF ALLEGIANCE

Mr. Hilberg led the pledge.

III. ROLL CALL

Members present:

Chris Hilberg
Matt Davis
David Dye
Will Sayer
Chad Shaffer

Members absent:

Megan Golden
Barry Feist

Officials/Staff present:

Michael Norton-Smith, City Manager
Lori Thompson, Assistant City Manager

IV. ACCEPTANCE OF AGENDA

Motion to accept the agenda made by Mr. Davis, second by Mr. Sayer. Motion carried by 5-0 roll call vote.

V. ACCEPTANCE OF MINUTES

A. Planning Commission Meeting Minutes from May 19, 2025.

Motion to accept the Planning Commission Meeting minutes from May 19, 2025 made by Mr. Dye, second by Mr. Sayer. Motion carried by 5-0 roll call vote.

VI. NOTICE OF OTHER MEETINGS OR EVENTS

- | | |
|------------------------------|--------------------------|
| ○ Senior Commission | June 17, 2025 at 2:30 PM |
| ○ Inclusion Committee | June 17, 2025 at 7:00 PM |
| ○ Mayor's Court | June 18, 2025 at 6:30 PM |
| ○ Budget & Finance Committee | June 23, 2025 at 6:30 PM |
| ○ City Council | June 23, 2025 at 7:30 PM |
| ○ Board of Zoning Appeals | July 7, 2025 at 7:00 PM |
| ○ Parks & Recreation Board | July 9, 2025 at 7:00 PM |



- | | |
|--------------------------|--------------------------|
| ○ City Council | July 14, 2025 at 7:30 PM |
| ○ Senior Commission | July 15, 2025 at 2:30 PM |
| ○ Inclusion Committee | July 15, 2025 at 7:00 PM |
| ○ Mayor's Court | July 16, 2025 at 6:30 PM |
| ○ Public Works Committee | July 21, 2025 at 5:00 PM |

VII. CORRESPONDENCE

None

VIII. GUESTS AND REGISTERED VISITORS

None

IX. HEARINGS ON APPLICATIONS

None.

X. COUNCIL REPORT

A. Mr. Shaffer reviewed the actions taken by the Council at the May 12 meeting, including approval of Resolutions 41-25 and 42-25. There was a second reading of Ordinance 25-05 to update permit costs. Ordinance 25-08 was also improved. Construction continues around the city, including residential road repairs.

XI. NEW BUSINESS

A. Zoning Code Modification Discussion

1. Mr. Norton-Smith stated that BZA is interested in the Planning Commission's recommendation on amending the variances for straightforward cases of replacing nonconforming structures with nonconforming structures of same or smaller size.
2. He noted that the first variance in question is for a corner lot setback application for an addition. This is common, and often the new addition has the same footprint as the existing structure with no further encroachment. It is recommended that this become a staff-level approval, rather than going to BZA. Ms. Thompson clarified for Mr. Hilberg that the percent of coverage does not come into play. Mr. Norton-Smith stated that if there are other variances, it would still go to BZA. Also, a resident could appeal if the Building Department staff does not approve this variance.
3. Mr. Shaffer expressed approval for this change, and recommended this be only for non-contested applications. Ms. Thompson stated that neighbors are not notified when building applications are submitted.
4. Regarding the second variance amendment, Mr. Norton Smith said the R3 zoning has a very small accessory structure size. This change would allow a one car garage to be replaced with another one car garage. Any height or other code limits would apply, this amendment is only for square footage.
5. These two variances are consistently approved in BZA, so amendments should allow for streamlined change for residents, BZA, and city staff.
6. Mr. Norton-Smith stated that after tonight's discussion, the issue will go back



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to BZA for their recommendation to Council. Then three readings of the proposed Ordinance would go before Council for their vote.

Motion to recommend zoning code modifications for corner lot setback applications for addition and for accessory structure size to Council made by Mr. Sayer, second by Mr. Shaffer. Motion carried by 5-0 roll call vote.

XII. OLD BUSINESS

A. Comprehensive Plan Update

1. Mr. Norton-Smith updated the Commission on trail feasibility grant progress. Mr. Norton-Smith and Ms. Thompson met with Arcadis, the top company of three evaluated, for the regional trail feasibility study. Arcadis is planning a proposal for the Council. Planning Commission will have an involved role once the scope is finalized.

XIII. ADJOURNMENT

Motion to adjourn the meeting made by Mr. Sayer, second by Mr. Shaffer at 7:24 pm. Motion carried by 5-0 roll call vote.

Michael Norton-Smith

Drainage: The open space lot (labeled #13 on the plat) will house an underground storm water detention structure. The storm water will be stored, then discharged at a reduced rate to the existing storm water infrastructure located in Euclid.

Sanitary Sewer: The Applicant has received approval from the Metropolitan Sewer District (MSD) to add the development to the existing system. The approval letter from MSD is attached.

Water Service: The Applicant has attached a copy of an email from Indian Hill Water Works indicating the system's capacity to add the twelve housing units.

PROPERTY HISTORY: City Council approved a zone change on the property from R2 to R3 on April 14, 2025.

ABUTTING PROPERTY USES: Properties to the west are zoned R2; properties to the north and east are zoned R3. Properties to the south are zoned R3/TROD

PUBLIC COMMENT: No public comment has been received to date on the preliminary plat submission. Any comment received prior to the public hearing will be shared with the Planning Commission at the meeting.



July 2, 2025

Mrs. Lori Thompson
Assistant City Manager
City of Madeira
7141 Miami Ave.
Madeira, Ohio 45243



RE: Madeira Crossing
Preliminary Subdivision Plat
7860 Euclid Avenue
A&A No. 24-0120

Dear Mr. Thompson:

On behalf of the applicant, Legendary Custom Homes, Inc. we are pleased to submit for review and consideration the attached application for a preliminary subdivision plat for the above referenced property containing approximately 2.69 acres of land located along the north side of Euclid Ave., approximately 200 feet west of Thomas Drive.

The property currently contains a vacant church building and supporting parking infrastructure that is proposed to be razed. The property is zoned Residence Three ("R-3"). The surrounding land uses and zoning consists of single-family, residential homes to the east, zoned Residence Three ("R-3"), single-family residential homes to the north, zoned Residence Three "R-3", single-family residential homes to the west, zoned Residence One ("R-1"), and a utility power station to the south, zoned Transitional Residential Overlay District ("TROD").

The preliminary plat proposes twelve, single-family, residential lots, and one common open space lot for a total of thirteen lots proposed. A development consistent with the surrounding land uses as well as being consistent with national and local housing trends by providing a divers housing stock consisting of quality constructed homes on small, residential lots that are near and adjacent to City amenities such as parks and trails as well as being close to the local retail and commercial shopping district.

The preliminary plat proposes 0.10 acres (3.8 %) of common open space that will contain the proposed storm water detention structure to be utilized for storm water management. All common open space areas are proposed to be maintained by an established home owner's association.

Proposed access to the development consists of a private drive from Euclid Avenue.

The proposed development will be served by an existing 8-inch public sanitary sewer main that extends along the frontage of the subject property. See attached approval letter from the Metropolitan Sewer District of Greater Cincinnati.

Mrs. Lori Thompson
Madeira Crossing
Preliminary Subdivision Plat
7860 Euclid Avenue
A&A No. 24-0120
Page 2

Water service for the proposed development will be provided by an existing 8-inch public water main located along the north side of Euclid Ave. See attached email correspondence from the Village of Indian Hill, Water Works Dept.

Please proceed with the review of the attached plans and application and contact us with any questions or if additional information is required.

We request the application be submitted to the City of Madeira Planning Commission for review and consideration at their July 21, 2025 meeting.

Sincerely,

Abercrombie and Associates, Inc.

A handwritten signature in black ink, appearing to read "Doug Smith". The signature is fluid and cursive, written over a light blue horizontal line.

Douglas A. Smith, P.E., P.S.
Senior Project Manager
Enc.

cc: Mr. Matt Stanley – Legendary Custom Homes, Inc.
Mr. Pat Gunning

CITY OF MADEIRA, OHIO

APPLICATION FOR PRELIMINARY SUBDIVISION PLAT

PLEASE NOTE: You are encouraged to contact staff to assist you in preparing this application. The Planning Commission reserves the right to delay a decision if it determines that the application does not provide all relevant information.

Eight (8) copies of this application and all materials listed herein must be submitted at least two weeks prior to the Planning Commission meeting in order for the application to be placed on the agenda. All materials must be assembled in separate packets. Please fold rolled drawings.

1. Name of Subdivision: Madeira Crossing

2. Applicant Information – PLEASE PRINT:

A. Name: Matt Stanley - Legendary Custom Homes

B. Mailing Address: 7832 Laurel Avenue
Madeira, OH 45243

C. Phone Number: 513-294-8866

D. Email Address: matt@buildlegendary.com

3. Property Owner (if other than applicant):

A. Name: Gunning Family Properties, LLC.

B. Mailing Address: 6355 East Kemper Road, Suite 100
Cincinnati, OH 45241

C. Phone Number: 513-965-6305

D. Email Address: pat@gunning.build

4. Parent Parcel #1:

A. Address: 7860 Euclid Road, Cincinnati, OH 45243

B. Plat book, page, and parcel number: 525-0001-0437

C. Zoning designation of subject property: R-3

D. Adjacent property zoning designation:

- North: R-3
- South: TROD
- East: R-3
- West: R-3

5. Parent Parcel #2:

A. Address: 7860 Euclid Road, Cincinnati, OH 45243

B. Plat book, page, and parcel number: 525-0001-0459

C. Zoning designation of subject property: R-3

D. Adjacent property zoning designation:

- North: R-3
- South: TROD
- East: R-3
- West: R-1

Please use separate page if there are additional parent parcels.

6. Are subdivision variances being requested? No Yes If yes, cite code section and describe:

7. Are zoning variances being requested? No Yes If yes, cite code section and describe:

8. Past Variances: Are you aware of any variances requested or granted on the subject property?
No Yes If yes, give date(s): _____ Provide details on a separate page.

9. Preliminary Plat Submission Requirements (check each):

8 copies submitted 2 weeks prior to meeting

All materials assembled in separate packets

Folded rolled drawings

Scale: 100 feet or less to the inch

- Submission letter
 - Subdivision name
 - Section, township, range, county, state, and north arrow
 - Names and addresses of owner/developer, technician, and engineer
 - Sufficient location information or vicinity map
 - Accurate boundary lines and acreage
 - Existing/platted streets and features within 200 ft
 - Adjacent subdivision lot lines/owners
 - Existing easements/rights-of-way
 - Existing underground infrastructure
 - Water supply source
 - Sewer/sewage disposal provision
 - Contour lines (5 ft for 5–15% slope, 10 ft for >15%)
 - Proposed layout (streets, alleys, easements, lots)
 - Proposed street names
-
- Lot/block numbers
 - Smallest lot area
 - Building setback lines
 - Yard requirement statement
 - Designation of public/private/reserved lands
 - Areas of inundation, storm water overflow, water features
 - Proposed deed restrictions
 - Tentative street profiles and grades
 - Proposed street cross-sections

Zoning boundary lines

North point, scale, and date

Additional Documentation:

Legal descriptions of existing/proposed lots

Legal surveys showing:

- Property lines (front/sides/rear)
- Street names
- Title, scale, and north arrow
- Existing/proposed structures
- Setback line with dimensions
- Structure distances to property lines

Topography (existing/proposed changes)

Surface water drainage change? No Yes If yes, explain:

Storm water runoff from the proposed subdivision will be collected and directed to an underground detention basin that will store and discharge the peak flow of storm water runoff from the site at a reduced rate to ex. storm sewer infrastructure located in Euclid Ave.

Sanitary sewer capacity approval form Metropolitan Sewer District

Driveways and curb cuts

Proposed easements

Emergency vehicle access verified

Site photos if available

Certification:

I certify that I have received the attached guidelines and codes and that the information contained in this application and its supplements is true and correct.

Signature of Owner: Pat Gunning Date: 7/2/2025

Signature of Owner: Pat Gunning Date: 7/2/2025

Signature of Applicant: Matt Stanley Date: 7/2/2025

As a property owner, you should be aware of any restrictions to your property in the form of deed restrictions and/or covenants.

Fees (per Madeira Zoning Code Chapter 165):

- 3–6 lots: \$750 minimum
- 7–12 lots: \$1,500 minimum
- 13–18 lots: \$2,250 minimum
- 18 lots: \$3,000 + \$100 for each additional lot
- Additional 25% fee for architectural review

TO BE COMPLETED BY THE CITY OF MADEIRA

FINDINGS – SAFETY ISSUES REVIEWED:

Police Chief: Objection: No Yes

If yes, reason:

Fire Chief: Objection: No Yes

If yes, reason:

City Engineer Review:

Convey number: 366965
Deed number: 24-639077
Instr number: 24-641929
Transfer date: 10/07/2024
Sec: 319.202 R.C.
Sec: 322.02 R.C.
Jessica Miranda
Hamilton County Auditor
Sales Amount: 0.00
Permissive fee: 0.00
Transfer fee: 0.50
Conveyance fee: 0.00

Scott Crowley
Hamilton County Recorder's Office
Doc #: 2024-0070465 Type: DE
Filed: 10/07/24 09:58:35 AM \$34.00
Off. Rec.: 15266 00648 F 2 101




GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that 887 Main, LLC, an Ohio Limited Liability Company, (the "Grantor"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and grants with general power warranty covenants, to Gunning Family Properties LLC, an Ohio Limited Liability Company (the "Grantee"), 6355 East Kemper Road, Suite 100, Cincinnati, Ohio 45241, the real property described in Exhibit A, attached hereto.

Prior Instrument Reference: Official Record Book 15249, Page 1349 of the records of the Hamilton County, Ohio Recorder. Executed this 30th day of September 2024.


887 Main, LLC, an Ohio Limited Liability Company


BY: Patrick J. Gunning, President

STATE OF OHIO,
COUNTY OF HAMILTON ss.

Sworn to or affirmed and subscribed before me by Patrick J. Gunning, President of 887 Main, LLC, an Ohio Limited Liability Company, on its' behalf, on this 30th day of September, 2024.



MESSA S. TOMLIN-MUTACH
NOTARY PUBLIC
STATE OF OHIO
Comm Expires 03-29-2025

Notary Public
My Commission expires: 3-29-25

This instrument was prepared by David H. Steele, Esq. (0083435), Ziegler & Schneider P.S.C., 541 Buttermilk Pike, P.O. Box 175710, Covington, Kentucky 41017. (859) 468-1861. DSteele@zslaw.com.

Legal Description

Lying and being in Section 1, Town 4, Entire Range 1, Sycamore Township, in the Vlliage of Madeira, County of Hamilton, State of Ohio and more particularly described as follows:

Beginning at a point in the South line of Section 1, 1320 feet East of the Southwest corner of said Section measured along the South line of said Section; said point being the Southeast corner of the grantor's property; thence from said beginning point, North 86° 0' West, along the South line of said Section, 115 feet; thence North 3° 17' 40" East, 464.60 feet, more or less, to the South line of the land as shown on Title Certificate No. 21678, of the Registered Land Records of Hamilton County, Ohio; thence South 86° 0' East, along the South line of said land and parallel with the South line of said Section, 115 feet to the Southeast corner of said registered land; thence South 3° 17' 40" West 464.60 feet more or less, to the South line of said Section and the place of beginning.

Subject to all legal highways, easements and restrictions of record, if any.

Parcel No. 525-0001-0459-90**st**

Parcel Number: 525-0001-0437-90 and 525-0001-0459-90

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Sep 30 2024 JL

CAGIS - _____

15266 00646

Convey number: 368984
Deed number: 24-639076
Instr number: 24-641928
Transfer date: 10/07/2024
Sec.: 319.202 R.C.
Sec.: 322.02 R.C.
Jessica Miranda
Hamilton County Auditor
Sales Amount: 0.00
Permissive fee: 0.00
Transfer fee: 0.50
Conveyance fee: 0.00

Scott Crowley
Hamilton County Recorder's Office
Doc #: 2024-0070464 Type: DE
Filed: 10/07/24 09:58:35 AM \$34.00
Off. Rec.: 15266 00646 F 2 100



GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that 887 Main, LLC, an Ohio Limited Liability Company, (the "Grantor"), for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and grants with general power warranty covenants, to Gunning Family Properties LLC, an Ohio Limited Liability Company (the "Grantee"), 6355 East Kemper Road, Suite 100, Cincinnati, Ohio 45241, the real property described in Exhibit A, attached hereto.

Prior Instrument Reference: Official Record Book 15249, Page 1349 of the records of the Hamilton County, Ohio Recorder. Executed this 30th day of September 2024.

887 Main, LLC, an Ohio Limited Liability Company

[Handwritten Signature]
BY: **Patrick J. Gunning, President**

STATE OF OHIO,
COUNTY OF HAMILTON ss.

Sworn to or affirmed and subscribed before me by Patrick J. Gunning, President of 887 Main, LLC, an Ohio Limited Liability Company, on its' behalf, on this 30th-day of September, 2024.



[Handwritten Signature]
Notary Public
My Commission expires: 3-29-25

This instrument was prepared by David H. Steele, Esq. (0083435), Ziegler & Schneider P.S.C., 541 Buttermilk Pike, P.O. Box 125710, Covington, Kentucky 41017. (859) 468-1861. DSteele@zslaw.com.

15266 00647

Legal Description

Situated in Section 1, Town 4, Entire Range 1, Sycamore Township, Hamilton County, in the Village of Madeira, Ohio and more particularly described as follows:

Beginning at a point in the center line of Euclid Avenue at a point North $85^{\circ} 51'$ West, 500 feet from the point where the center line of Sanoma Avenue intersects said center line of Euclid Avenue; thence from said beginning point North $3^{\circ} 25'$ East, 321.88 feet; thence North $34^{\circ} 35'$ West, 144.51 feet; thence East $62^{\circ} 37'$ West, 76 feet to a concrete monument at the Southeast corner of Registered Land Certificate No. 21678; thence South $3^{\circ} 36' 30''$ West, 464.60 feet to a point in the center line of Euclid Avenue; thence with the center line of Euclid Avenue, South $85^{\circ} 51'$ East, 160 feet to the place of beginning.

Parcel No. 525-0001-0437-90 ST

DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - Sep 30 2024 JL

CAGIS - _____

October 21, 2024

**Subject: Request for Availability of Sewer Service APPROVAL
Single-Family -16
Auditor's Parcel Number(s) 525-0001-0437, -0459
7860 Euclid Road
Madeira
APD Number HMD2400401**

To Whom It May Concern:

The Metropolitan Sewer District of Greater Cincinnati (MSD) received a Request for Availability of Sewer Service (RASS) for the subject property. We reviewed information provided, on-site conditions, and our database to determine the feasibility of a sanitary connection to a nearby gravity sewer system. MSD's review and findings are based upon MSD Rules and Regulations, the Ohio Administrative Code 3701-29-06 (I), and best engineering judgement.

Sanitary sewer service is **available** for the subject property via connection to the existing public sewer. If the property owner chooses to pursue a connection to MSD's system, all work shall be subject to the following requirements and conditions:

1. All plans and construction shall comply with the latest edition of the MSD Rules and Regulations which govern the design, construction, maintenance, operation, and use of sanitary and combined sewers. This document can be downloaded from the MSD website at <https://msdgc.org/doing-business-with-us/msd-rules-and-regulations/>.
2. Special considerations should be made to protect MSD's infrastructure during construction. Any damage to the sanitary sewer is to be remediated at the contractor's expense. Once the connection point to the sewer has been uncovered, MSD's on-site inspector will need to verify any necessary repairs to the sanitary sewer that must be completed before the work can occur.
3. In instances where the overflow rim of the lowest plumbing fixture in any proposed structure is below the rim elevation of the next upstream manhole in the sewer system to which the proposed structure is connected, a backwater valve shall be installed per Section 614 of the MSD Rules and Regulations.
4. A mainline sewer extension is required for the proposed development. Concept and detail plans must be submitted for MSD review and approval per Articles VI and VII of the latest revision of the MSD Rules and Regulations.

A Permit to Install is required from the Ohio EPA before MSD grants final approval of detailed plans for sanitary sewer construction. A Registered Ohio Professional Engineer shall prepare the permit application for submittal by MSD to the Ohio EPA. No construction of a mainline extension can begin before obtaining a PTI from the Ohio EPA.

A public sanitary sewer easement shall be dedicated for all portions of the proposed mainline extension which will be located outside of a dedicated public right of way. This easement shall be dedicated by plat, prepared per MSD, Hamilton County, and State of Ohio standards, and shall be submitted to MSD for review before execution by the grantors. All public sewer easements shall be a minimum of 20 feet in width, and MSD reserves the right to require a wider easement if site conditions warrant.

5. This development shall be subject to the requirements of Article XV of the MSD Rules and Regulations, which requires filing the appropriate Waste Discharge Permit Application as a condition of obtaining

sewer service. These forms can be downloaded from the MSD website at <https://msdgc.org/customers/industrial-and-commercial-customers/>. Additional information can be obtained by contacting the MSD Division of Industrial Waste at 513.557.7000.

6. A tap permit must be obtained per Section 1201 of the MSD Rules and Regulations. After the tap permit is issued, the sewer contractor must contact MSD WWE Inspections at 513.244.5537 or MSDWWEInspections@cincinnati-oh.gov for sewer inspection.
7. All sewer tappers making building sewer connections to the MSD sewer system shall be licensed and bonded by MSD per Section 1212 of the MSD Rules and Regulations.
8. The person to whom a tap permit or special permit is issued shall be responsible for obtaining any additional permits required to open-cut any public street, road, or highway from the appropriate public authority having jurisdiction per Section 1210 of the MSD Rules and Regulations.
9. Each structure or dwelling shall be provided with a separate meter and shall also be serviced by a separate and completely independent building sewer tapping into the sanitary or combined sewer system per Section 1202 of the MSD Rules and Regulations.
10. Roof drains, foundation drains, cooling water, swimming pool water, or other clean water connections to the sanitary sewer system are prohibited per Section 401 of the MSD Rules and Regulations. A notarized affidavit stating that the sanitary wastewater is free of such clear waters must be submitted to MSD before a tap permit will be issued. The City of Madeira should be consulted regarding the stormwater collection, detention, and conveyance requirements.

The conditional availability of sewer service as described in this letter is effective until one year from the date of this letter and may be extended for one additional year per Article V, Section 510 of the MSD Rules and Regulations. Time extension requests may be made within thirty (30) days of the expiration date of this application through the MSD website at the following link: [REQUEST for AVAILABILITY of SEWER SERVICE Form Webpage](#). Subsequent extension requests may or may not be granted depending on the availability of sewer credits, the hydraulic capacity of the sewer system, and/or other factors that may affect MSD's ability to accept additional sanitary flows into our sewer system.

This determination of sewer availability is based on the best information available at this time to the Metropolitan Sewer District of Greater Cincinnati. It is subject to modification or revocation resulting from regulatory action taken by the United States Environmental Protection Agency, the State of Ohio Environmental Protection Agency, federal consent decrees, or other judicial action ordered by federal courts of the United States Government or the courts of the State of Ohio.

If you have any questions, please call William Weinheimer at 513.882.8464 or me at 513.882.8468.

Sincerely,

Robert Franklin

MSD-ODOT Liaison | MSD Availability | MSD Utility Review
Metropolitan Sewer District of Greater Cincinnati (MSD)
Cell: 513.882.8468 | Email: Rob.Franklin@cincinnati-oh.gov

RF: ww

c: Availability File, Madeira

Doug Smith

From: Ron Freson <afreson@indianhill.gov>
Sent: Wednesday, June 18, 2025 1:45 PM
To: Doug Smith
Subject: RE: Request for Water Availability - 7860 Euclid Road

Doug,

I assume the property you are referring to, currently is addressed as 7860 Euclid. If so I sent a drawing this morning for that area to Doug Piepmeier at Abercrombie. There is an available 8" water main on Euclid that I assume would offer sufficient supply, however, I have no flow data for the City of Madeira that I am aware of, so I would suggest having the fire hydrants in that area of the subject property flow tested to ensure that the minimum requirements you are requesting can be met, unless the City of Madeira has known flow data for that area. Madeira is currently running a 12" water main on Camargo between Euclid and Miami that I would also assume will help fire flow as well as the volume is being increased from the current 8" pipe currently servicing Camargo Road.

This section of the City of Madeira will be changing water providers sometime in 2027, leaving Indian Hill and joining GCWW. I assume at that time, available fire flow may change based off of the pressure supplied by another provider. I would also assume it would not diminish, we are having discussions with GCWW currently regarding fire flows.

Is Madeira being granted an easement in the development for public utilities, will the street and or water main become an asset of the City of Madeira upon the project completion?

Have you also reached out to the fire department as well? This is the minimum fire flow they are requesting?

Thanks,

Ron Freson
Water Works Superintendent
Village of Indian Hill
Phone: 513-831-3885 ext. 4466
afreson@indianhill.gov

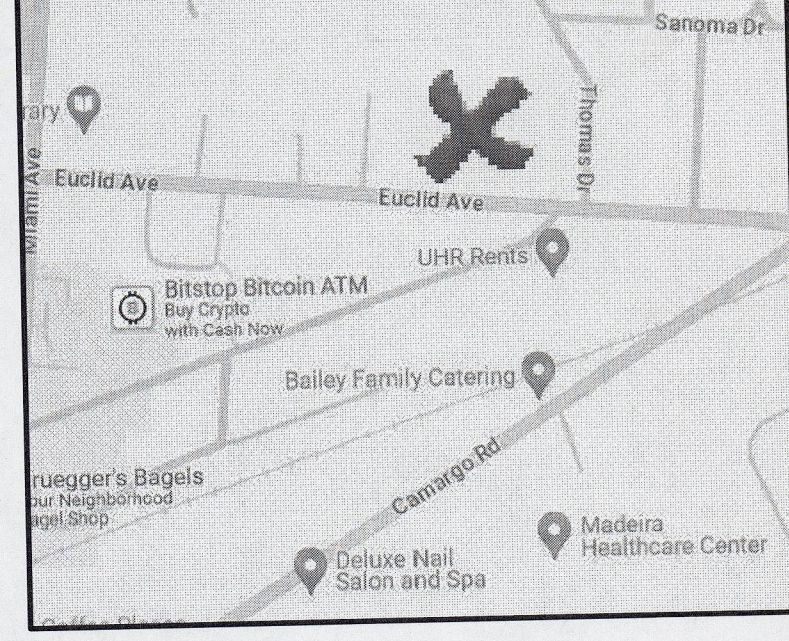
From: Doug Smith <dsmith@abercrombie-associates.com>
Sent: Wednesday, June 18, 2025 12:44 PM
To: Ron Freson <afreson@indianhill.gov>
Subject: Request for Water Availability - 7860 Euclid Road

Mr. Ferson – Please see the attached letter requesting your review of water availability to serve a proposed subdivision located in the City of Madeira.

Contact me if you require additional information.

Thank you,

Doug S.

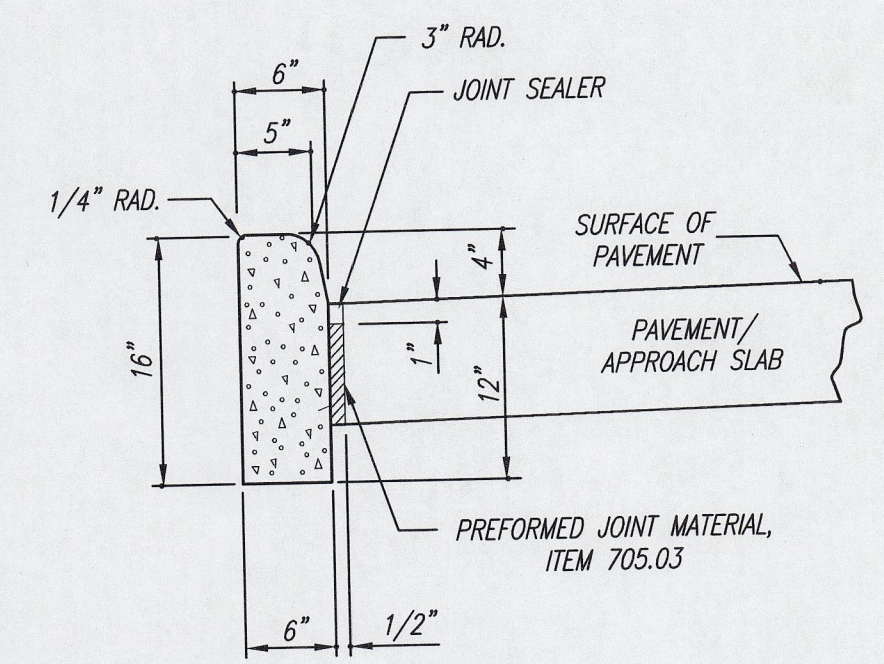


VICINITY MAP

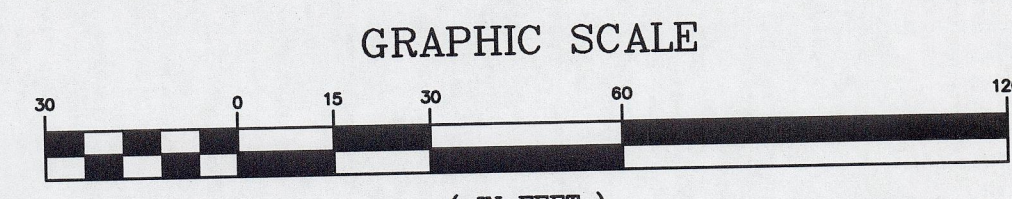
SHEET INDEX:

C101.....	SITE LAYOUT PLAN
C102.....	EX. CONDITIONS
C103.....	SITE UTILITY PLAN
C104.....	SITE GRADING PLAN
C105.....	PROFILE SHEET

- SITE NOTES:**
1. PARCEL DATA: AUDITORS PARCEL 525-0001-0437 & AUDITORS PARCEL 525-0001-0459
AREA = 2.6953 ACRES
DENSITY = 4.45 UNITS/ACRE
ADDRESS: 7860 EUCLID AVENUE
 2. CURRENT ZONING CLASSIFICATION: "R-3" RESIDENCE
 3. IMPERVIOUS AREA RATIOS:
EXISTING: 0.83 AC./2.6953 AC. = 31%
PROPOSED: 0.28 AC./2.6953 AC. = 10%
 4. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT, FACE/BACK OF CURB OR BUILDING LINE AS INDICATED.
 5. MINIMUM SETBACKS:
FRONT YARD = 42' FROM LOT LINE / 30' (FROM B/C)
SIDE YARD = 6'
REAR YARD = 30'
MIN. LOT WIDTH = 54'
MIN. LOT AREA = 7,000 S.F.
 6. SMALLEST LOT AREA = 7,375 SQ. FT. (0.1693 AC±)
 7. MAXIMUM BLD. HEIGHT = 35'

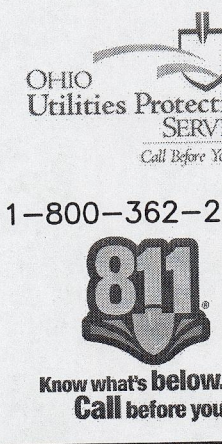


TYPE 4-C-CURB DETAIL

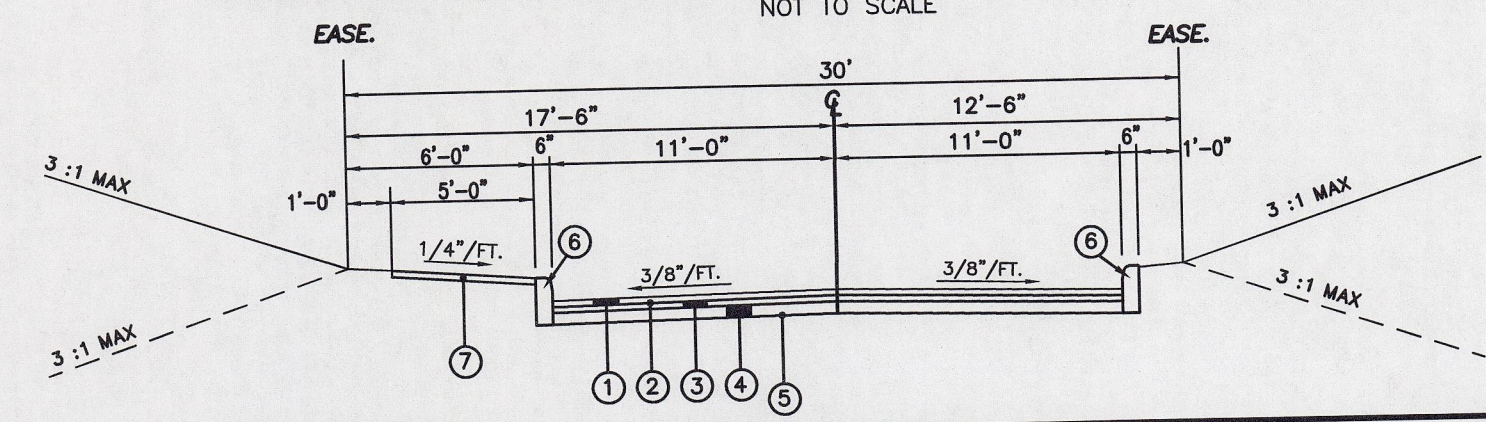


OWNER
 GUNNING FAMILY PROPERTIES, LLC
 6355 EAST KEMPER ROAD
 SUITE 100
 CINCINNATI, OHIO 45241
 (513) 965-6305

DEVELOPER
 LEGENDRY CUSTOM HOMES
 7832 LAUREL AVENUE
 CINCINNATI, OHIO 45243
 (513) 294-8866

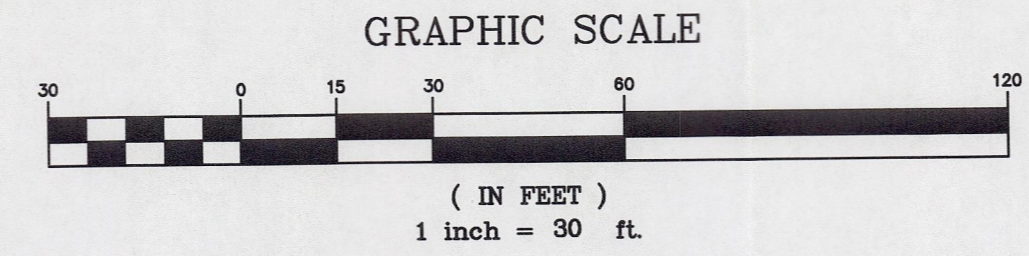
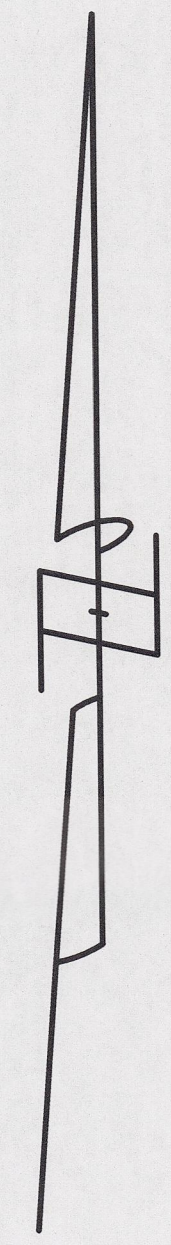


TYPICAL PRIVATE STREET SECTION



- 1 ITEM 448-1 1/4" ASPHALT CONCRETE SURFACE COURSE, TYPE 1, PG 64-22
TYPE 1, PG. 64-22 W/100% CRUSHED NO. 8 AGGREGATE STONE
- 2 ITEM 407-TACK COAT (0.10 GAL./S.Y.)
- 3 ITEM 448-2 1/4" ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, PG 64-22
- 4 ITEM 301-5" BITUMINOUS AGGREGATE BASE COURSE. (2-LIFTS)
- 5 ITEM 203-SUBGRADE COMPACTION
- 6 O.D.O.T. TYPE 4-C CURB (SEE DETAIL)
- 7 CONCRETE SIDEWALK- 4-INCH THICK, CLASS C, CONCRETE

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EXISTING CONDITIONS PLAN

PRELIMINARY DEVELOPMENT PLAN

MADERA CROSSING
SECTION-1, TOWN-4, E-RANGE-1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Date 7-2-25

Drawn By B.P.

Checked By D.A.S.

Scale 1" = 30'

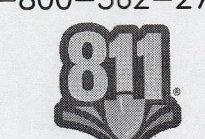
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Project Title

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Civil Engineering + Surveying
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616-398-5757
www.abercrombie-associates.com



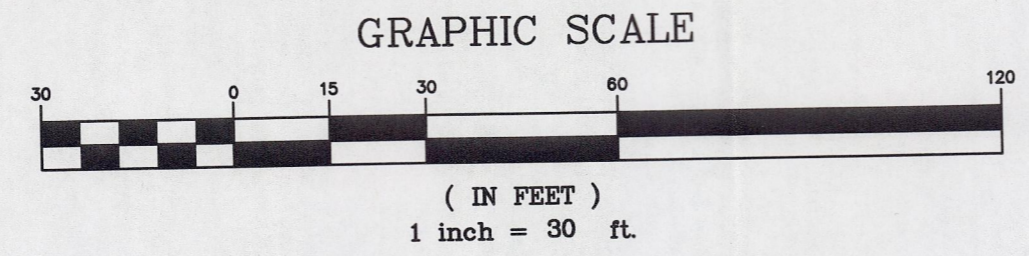
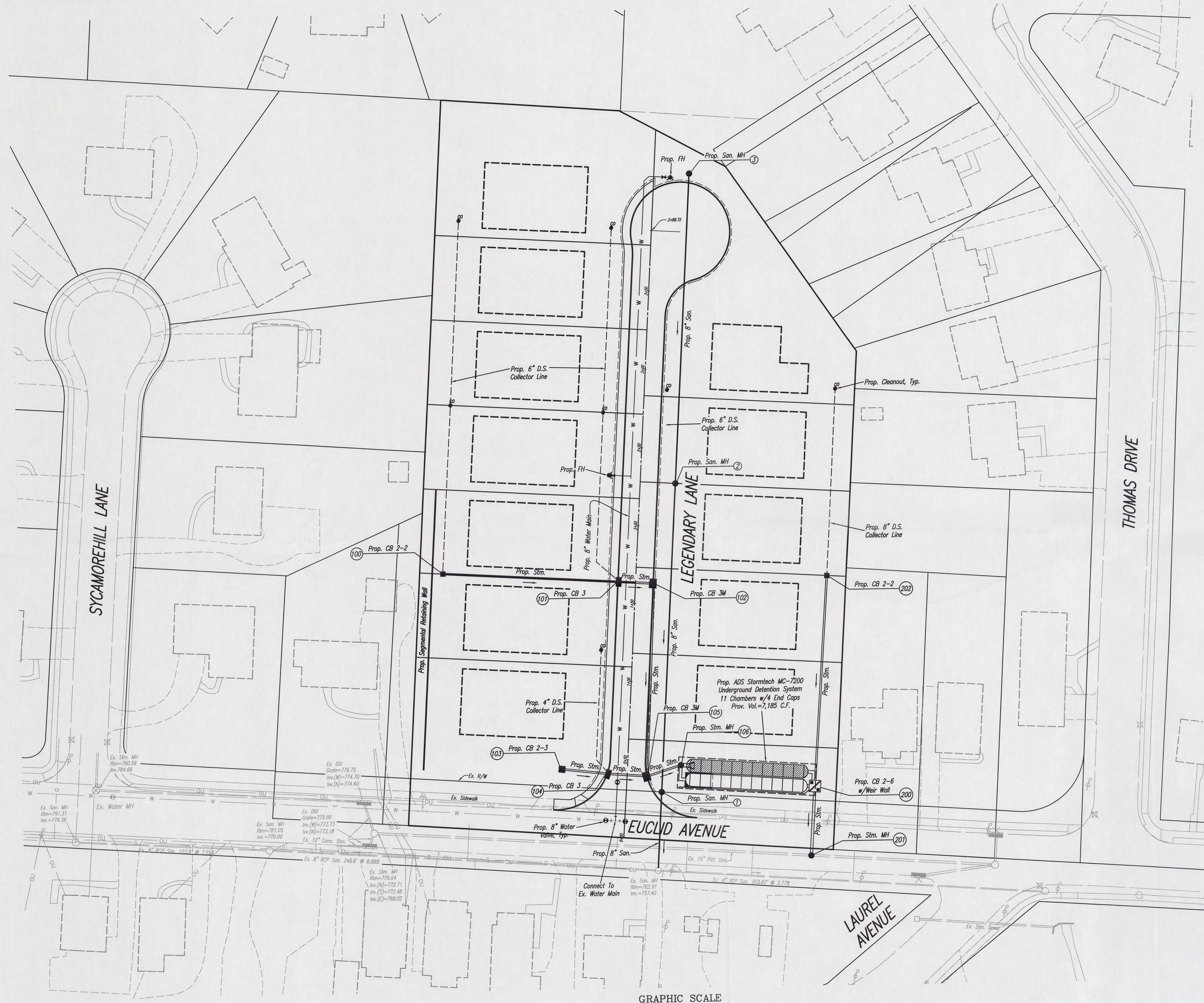
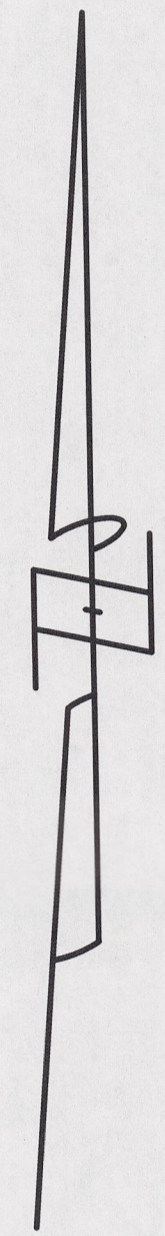
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C 1



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SITE UTILITY PLAN

Date 7-2-25
Drawn By B.F.
Checked By D.A.S.
Scale 1" = 30'

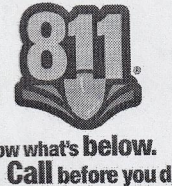
PRELIMINARY DEVELOPMENT PLAN

MADEIRA CROSSING
SECTION-1, TOWN-4, E-RANGE-1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

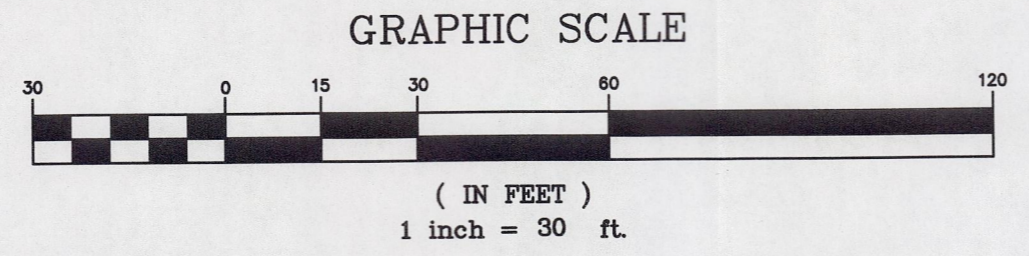
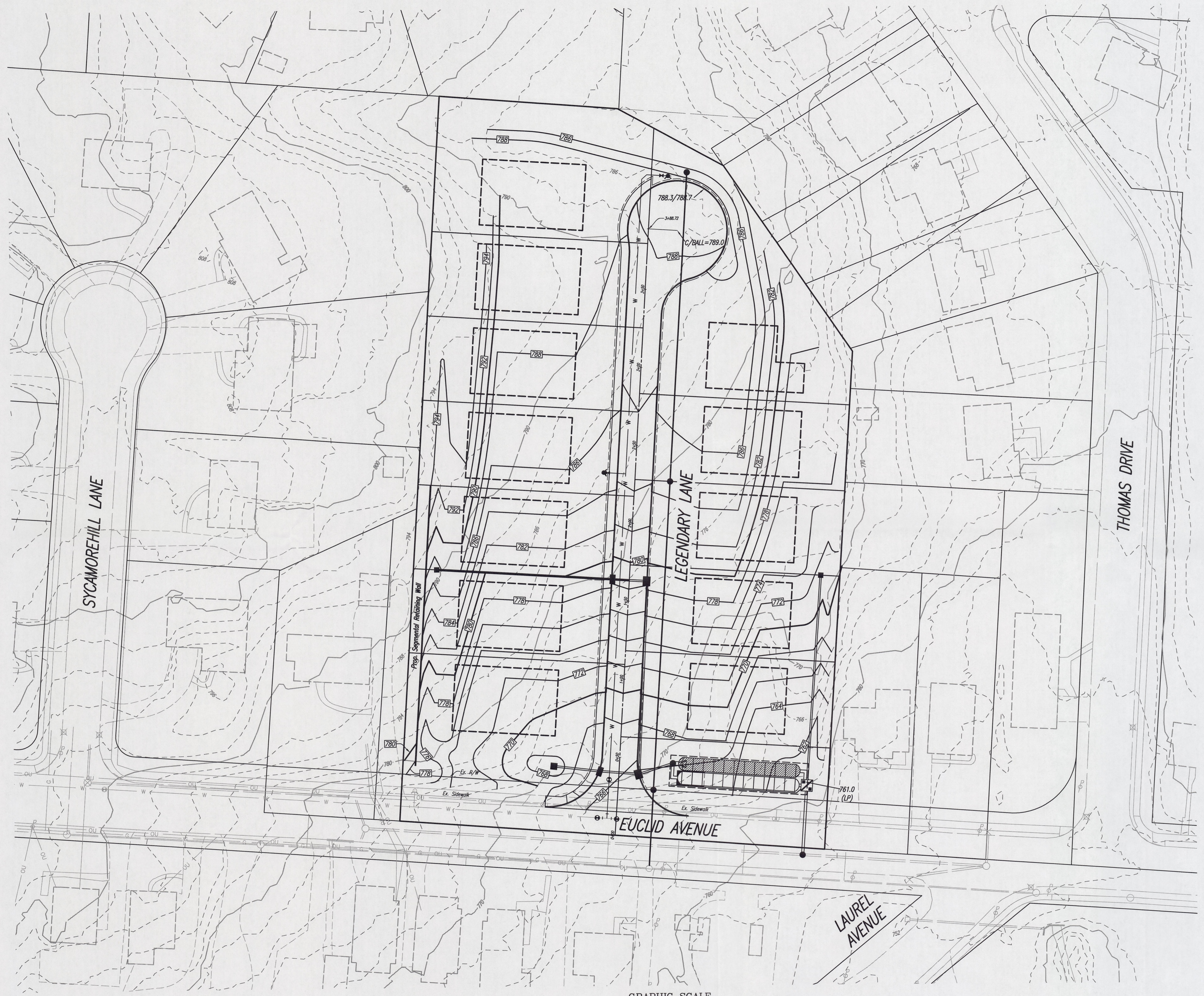
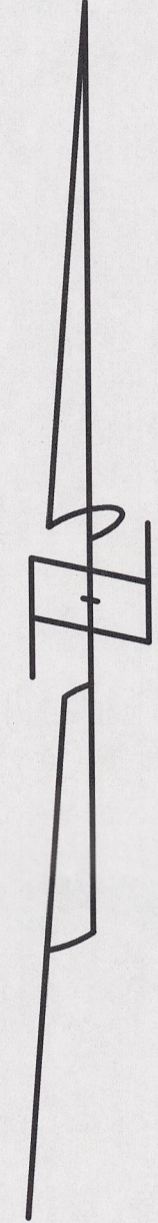
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SITE GRADING PLAN

PRELIMINARY DEVELOPMENT PLAN

MADERA CROSSING
SECTION - 1, TOWN - 4, E. RANGE - 1
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Date 7-2-25

Drawn By B.P.

Checked By D.A.S.

Scale 1" = 30'

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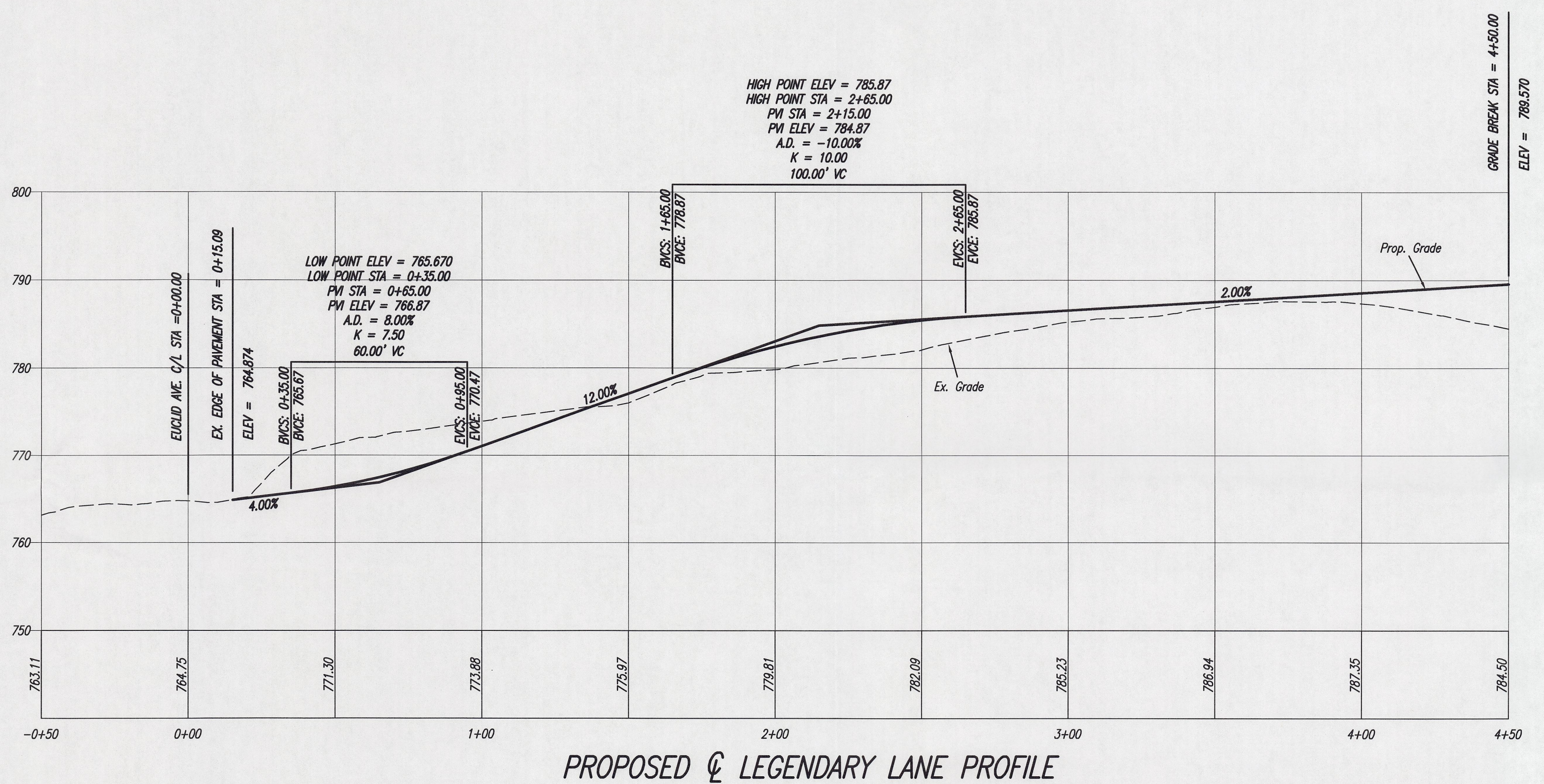
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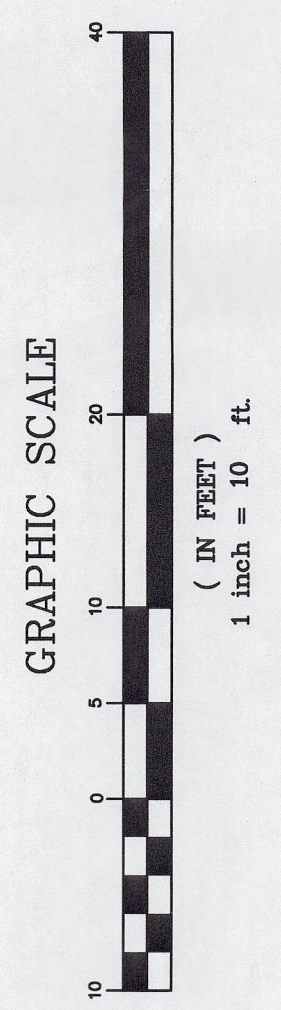
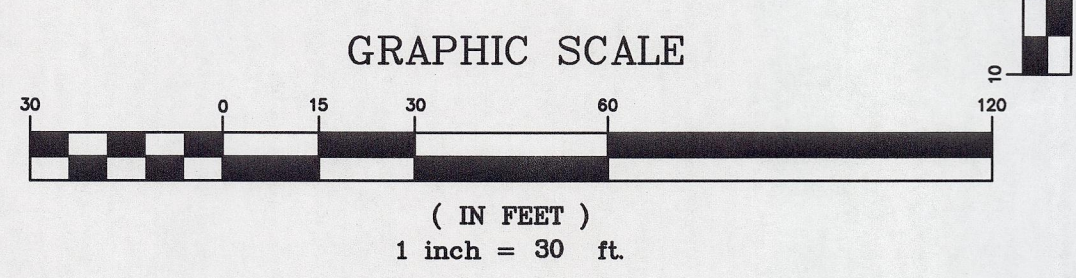
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Job No. 24-0120

C 10



PROPOSED \mathcal{L} LEGENDARY LANE PROFILE



PROFILE SHEET

PRELIMINARY DEVELOPMENT PLAN
 MADEIRA CROSSING
 SECTION-1, TOWN-4, RANGE-1
 SYCAMORE TOWNSHIP
 HAMILTON COUNTY, OHIO

Sheet Title	7-2-25
Project Title	B.P.
Drawn By	D.A.S.
Checked By	
Scale	1" = 30'

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