



Administrators Report

03/28/23

- All double fines signs for speed limit have been installed
- Street Department has been cleaning up the front side of the ballfield property
- We have started a little early on brush pickup due to the windy conditions over the past several weeks.
- We are going to start Wednesday cutting brush back along US 52 both east / west bound, in addition they will be filling potholes since we have lanes closed, we are estimating two weeks to complete. Also, this week ODOT we be doing bridge inspection on 52.
- Utility department is in the process of painting the water wells

Drafted a letter for Scott to review, make necessary changes, regarding Skippers and the general condition of the licensed area. That letter will be going out tomorrow

Drafted a letter for Scott to review, make necessary changes, regarding a letter I received from Dave Robertson from Robertson & Associates who is representing AMGS Properties LLC, regarding a declined permit application to install a billboard on Walnut Street on the north side of 52, Parcels 260907.179 & 260907.180C. that letter will go going out tomorrow as well

With assistance from Caroline Duffy, we applied for a \$50K Planning Power Grant, the application is called Arc Power Application 2629, for recovery from the Beckjord Plant Closure. Our next application is due April 19th.

Hope to have the RFQ finalized early next week and mailed out for line stripping in the village.



March 28, 2023
Robertson & Associates of Ohio, LLC
c/o Mr. David Robertson
11137 Main Street
Cincinnati, Ohio 45241

Mr. David Robertson,

My apologies for the late response, but your letter dated February 8, 2023 was improperly addressed to 102 William Street as opposed to the Village's correct address of 102 Willow Street. Thus, it was received much later than it should have been.

Initially, I wanted to advise you that I will not be reconsidering the denial communicated in my December 6, 2022 letter regarding the application submitted on November 29, 2022 on behalf of GAMES, Inc.

Your letter attempted to make a comparison to the pre-existing sign located at 1034 Front Street on property identified as Parcel #260922.010 which was previously owned by your client, AMGS Properties LLC that was purchased from Frisch New Rich Big Boy. According to the Clermont County Auditor's Site that property changed ownership from your client to Blue Ash Media LLC on September 6th, 2022. As you and your client(s) are aware, a Frisch's Big Boy sign had been located and been in existence for many years on that aforementioned property.

On November 1, 2022, I received a permit application from Summit Locations LLC, which I understand to be under the same ownership as Blue Ash Media, LLC. That permit application was submitted with respect to that aforementioned pre-existing Frisch's Big Boy sign at the aforementioned location. Because the sign application involved the existence of a pre-existing sign, I presented it to the Village of New Richmond Planning Commission for their consideration on November 3, 2022. After several minutes of conversation, the Planning Commission made a motion to move forward with the request, second by the mayor, the vote was (4) yes and (1) no.

On November 8, 2022, I reported to Village Council at a regularly scheduled meeting where I referenced the Planning Committee Minutes regarding the permit application involving pre-existing sign on the property at 1034 Front Street which was purchased Blue Ash Media, which I understand to be a parent

company of Summit Locations, LLC. I communicated that there was much discussion at the Planning Committee, but ultimately the Planning Commission made a motion to move forward and present the sign application to Village Council via a 4-1 vote. The permit application involving the pre-existing sign was discussed at multiple Village Council meetings. Ultimately, Village Council made the decision to come to an agreement with respect to the pre-existing sign on the property at 1034 Front Street identified as Parcel #260922.010 which involved tearing down the old sign and putting up a new digital sign.

I have attached relevant meeting minutes from relevant Village Council meetings and the Planning Commission

There were a number of significant differences between the permit application regarding the previous property identified as Parcel #260922.010 that your client(s) formerly owned and the application for which your February 8, 2023 letter requests reconsideration including, but not limited to, the following:

- There was a pre-existing sign that had been on Parcel #260922.010 for numerous years; There is no existing sign nor has there been one in the past on Parcels 260907.179 and 260907.180C properties.
- All of the properties adjacent to Parcel #260922.010 are zoned B2- Business; that is not true for all of the adjacent properties surrounding Parcels 260907.179 and 260907.180C properties

However, Mr. Sutter's was denied permit application per the following:

Article 20-Signs

Section 2002, General Requirements for all Signs and Districts: The following regulations shall apply to all signs and all use districts.

Item 12, Prohibited signs,

Off premise, billboard and any sign placed on a motor vehicle, truck or trailer and parked or located for the primary purpose of displaying the sign. Any lighter than air or inflatable sign situated on, attached, or tethered on the premises.

Your application did not involve any prior legal non-conforming use. Should you wish to further discuss this matter, please do not hesitate to contact me.

Sincerely,

Bob Lindhorst
Interim Village Administrator

Enclosed:

Planning Committee Minutes 11/3/22

Council Meeting Minutes 11/2/22; 11/23/22; 12/13/22; 1/10/23; 1/24/23



102 Willow Steet
New Richmond, Ohio 45157

03/20/23
Dave Rose
2575 Oakland Locust Ridge Road
Mount Orab, Ohio 45154

Mr. Dave Rose

This letter is regarding the license agreement between the Village of New Richmond and yourself for the boat harbor know as Skippers River Café, located at 395, Susanna Way.

A couple of minor issues that need to be addressed after reviewing your file are:

- 1) we do not have a current copy of the Certificate of Liability Insurance, the one on file is dated 02/12/2021;
- 2) we do not any copies of your operational plans for 2021 and 2022, If you could supply the above noted documents for our file would be much appreciated.

In addition to the above it has been brought to Council's attention by several residents that the general condition of the boat harbor (Skippers), looks like it has been abandoned. The door and some windows are always open and the way it rests on the riverbank, severely leaning to one side and surrounded by drift and debris, contributes to that unacceptable appearance. The aforementioned conditions have existed for most of this winter and last! It also appears that there is no operational plan or equipment in place to move the harbor in and out during the rise and fall of the river- a plan which would definitely help mitigate the current unacceptable above-referenced condition(s). It is that the boat is not out in the river far enough again causing the aforementioned leaning. Additionally, these complaints are not just confined to the "off-season", but also exist during the summer months as well. In total, the general appearance of Skippers on the riverbank surrounded by weeds & debris which also exist in the drive way and parking lot are all unacceptable.

Under the "Plan of Operation" in the License Agreement it states the Licensee is responsible for maintaining the licensed area in a proper suitable manner satisfactory to the Licensor. **The current state of the licensed area is NOT satisfactory to the Village.** The Licensee's duties shall include the removal of drift and debris and maintenance of the parking lot and drive including filling in holes with gravel as needed. **These issues need to be immediately addressed by the Licensee.**



102 Willow Steet
New Richmond, Ohio 45157

The Village is attempting to take step to improve its river front (Liberty Landing Project and The Revitalization Project(s)) and the status of the licensed area is **unacceptable**. As for the 2023 Operational Plan provided to the Village, it stated that you will be dry docking some docks and barge for welding repairs and replacing the flotation under other docks as well, the deadline for accomplishing is fast approaching considering the boating season starts in early May.

In closing the above-referenced conditions of the licensed area need to be immediately addressed and more importantly, maintained throughout the year. Such maintenance may include removing the drift and debris, placing the harbor back in the proper location, cutting the riverbank, weeding & repairing the parking lot and/or drive, etc. This correspondence is providing you forty-five (45) days from the date of this letter to comply or further actions including, but not limited to, any and all legal means at the Village's disposal, may be taken. Please govern yourself accordingly.

Should you wish to discuss this matter or have someone meet you on site to discuss this issue please contact the undersigned.

Sincerely,

Bob Lindhorst

Planning and Zoning Administrator

513-553-4146 ext. 13

blindhorst@newrichmond.org