



NORWOOD CITY COUNCIL

4645 MONTGOMERY ROAD
NORWOOD, OHIO 45212

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POSTING

Planning Commission Meeting

Date: Wednesday, February 5, 2025

Time: 3:30 PM

Place: Norwood City Hall, Council Chamber
4645 Montgomery Road
Norwood, OH 45212

Agenda:

1. Roll Call
2. Approve the Agenda
3. Nomination & election of Chairman and Vice Chairman
4. Approval of Minutes
 1. February 7, 2024
5. New Business
 1. Daneil P. Utt, Esq. representing Pond Realty Company, owners of 3732 Montgomery Road, a 5.4396-acre tract identified by Hamilton County Auditor as book 651, page 0054, parcel 0130-00, book 651, page 0057, parcel 0053-00 and book 651, page 0057, parcel 0055-

"Gem of The Highlands"



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00 is requesting a lot split to create two parcels of land
One a 3.817-acre tract and two a 1.5684-acre tract.

(The Planning Commission is to assign addresses to the new parcels. There are four (4) existing addresses assigned to these combined parcels, 3732 Montgomery Rd, 1963 Lexington Ave., 1981 Lexington Ave., and 3733 Regent Ave.. The proposed buildings on the 3.817-acre tract will be fronting Lexington Avenue. Available addresses for this lot and mailing addresses for any buildings would be odd numbers 1921 through 1969 Lexington Avenue. Addresses available for the 1.5684-acre tract are odd numbers 1971 through 2001 Lexington Avenue.)

2. Hanna R. Puthoff Esq. representing Oakmont Education, LLC, prospective tenant, is requesting a change of use from “B” business to “E” Education for 23,200SF renovation to the third floor of 4405 – 11 Montgomery Road located within a General Business zoning District with a Planned Unit Development overlay (GBD/PUD)

6. Old Business

1. No Old Business

7. Excuse the absent Member(s)

8. Adjournment

“Gem of The Highlands”