

Meeting Minutes

**Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Sycamore Township, Ohio 45236
Wednesday, May 28, 2025, at 6:00 p.m.**

Mr. John O'Shea
Mr. Michael Schwartz
Mr. George Ten Eyck
Mr. Karl Hoalst
Mr. Brian Weinel - Alternate

Item 1.- Meeting Called to Order

Mr. O'Shea called the meeting of the Board of Zoning Appeals to order on Wednesday, May 28, 2025, at 6:00 p.m.

Item 2.- Roll Call of the Board

Mr. O'Shea called the roll.

Members Present: Mr. O'Shea, Mr. Ten Eyck, Mr. Hoalst, Mr. Weinel

Member Absent: Mr. Schwartz

Staff Present: Jeff Uckotter, Jon Ragan

Item 3.- Pledge of the Allegiance / Opening Ceremony

Mr. O'Shea led the Pledge of Allegiance.

Item 4.-Approval of Minutes

Mr. O'Shea moved to approve the April 30, 2025, meeting minutes. Mr. Ten Eyck seconded the motion.

Mr. O'Shea called the roll:

Mr. O'Shea- YES
Mr. Ten Eyck- YES
Mr. Hoalst- YES
Mr. Weinel - YES

Item 5. Swearing in of Those Providing Testimony

Mr. O'Shea swore in all those providing testimony. Mr. Uckotter then explained conditional use requests, reviewed the meeting procedures, and discussed the process by which the Board of Zoning Appeals makes decisions on such requests.

Item 6.-Old Business

None

Item 7.-New Business

Case: BZA-2025-1
Applicant: Marie Fox (Linden Grove School)
Subject property: 8404 Plainfield Rd
Request: Conditional Use

Mr. Ragan presented the case, stating that the applicant requests a Conditional Use for three (3) temporary trailers to allow an end date extension of three (3) years. From July 2025 approved in parent case SYCB200001, to a new date of July 2028. Mr. Ragan stated that Linden Grove School has been leasing St. Saviour's school building since 2003. Due to expansion, Linden Grove school purchased a seven (7) classroom modular building (three temporary trailers) in June 2020 after BZA Conditional Use approval. Mr. Ragan noted that the applicant is in the midst of studying capital improvements to the school, in coordination with St. Saviour Parish, and therefore is requesting the end date extension.

Mr. Ragan reviewed the *17-6 General Considerations for Conditional Uses* and the *Conditional Use Table 17-12 – Specific Conditions* from the STZR. Mr. Ragan stated that no negative effect will occur related to the proposed three (3) year sunset extension. Mr. Ragan stated that at the culmination of three (3) years, it is the expectation that the temporary trailers will be either removed or substantially upgraded so that they do not appear to be temporary trailers.

Recommendation:

Mr. Ragan stated that staff recommends that the conditional use request be approved to allow a three (3) year extension, enabling the temporary trailers to remain where they currently reside until July 2028.

Marie Fox (7755 Montgomery Road, Suite 190, 45236) introduced herself from the podium. Ms. Fox stated that she would like to introduce Kristin Tennyson (4578 Angeline Ln, 45040) who is head of Linden Grove School. Ms. Tennyson stated that Linden Grove School is a kindergarten through eighth grade program that specializes in serving children with autism. Ms. Tennyson stated that at the end of the school year 124 students were enrolled, the school is out of space and has an extensive waiting list. Ms. Fox stated that the temporary trailers have been wonderful for the school and given COVID-19 and other factors, the school would appreciate an extension.

Mr. O'Shea moved to approve the Conditional Use request with the staff-recommended condition as shown in the staff report.

Mr. Weinel seconded the motion. Mr. O'Shea Called Roll:

Mr. O'Shea- YES
Mr. Ten Eyck- YES
Mr. Hoalst- YES
Mr. Weinel - YES

Case: BZA-2025-2
Applicant: Zoe Gizara (CHCA)
Subject property: 11525 Snider Road
Request: Conditional Use

Mr. Uckotter presented the case explaining that this case was proposed by CHCA to supersede case SYCB230004. He stated that case SYCB230004 granted a conditional use to construct a baseball field with conditions. Because CHCA proposes changes and the validity period has expired, case BZA-2025-2 is necessary. Mr. Uckotter presented CHCA's submittal plans showing the proposed changes such as the orientation of the baseball field, the elimination of an ingress/egress driveway, the baseball stands, the height of netting, sound, and modern LED lighting.

Mr. Uckotter stated that the lights at a max height of 65' were approved in case SYCB230004 as static white. Mr. Uckotter noted that the newly proposed lights could flash, strobe, or have the appearance of movement with changing colors. He explained how flashing lights would violate the Zoning Resolution and could set a bad precedent. Mr. Uckotter noted other signage that did not receive a zoning certificate, however, due to the scale of CHCA, seemed okay and should be memorialized in this case and the zoning compliance plan.

Mr. Uckotter presented renderings of existing signage on site, noting that tennis court signage was erected on the fence without a zoning certificate. Mr. Uckotter stated that it was staff's recommendation to remove the sign along the tennis court fence as it does not align with the signage allowance in the zoning resolution.

Mr. Uckotter reviewed three variances relating to the proposed case as listed in the staff report relating to a five-year validity period, setbacks, and light standards.

Mr. Uckotter presented *17-6 General Considerations for Conditional Uses* and the *Conditional Use Table 17-12 – Specific Conditions from the STZR*.

There was discussion between Mr. Uckotter and the Board on the tennis court signage.

Mr. Hoalst asked Mr. Uckotter why a five-year validity period was proposed. Mr. Uckotter stated that a five-year validity period would give the applicant time if extenuating circumstances presented themselves.

Recommendation:

Mr. Uckotter stated that Staff recommends approval of the Conditional Use request with the following conditions:

1. This case supersedes the SYCB230004 case.
2. Similar to the condition from Case 36-97 (conditionally approved CHCA football field): The proposed public announcement system shall include a compressor limiter (e.g., a volume switch) to control the volume when the proposed system is in use and the

volume of the proposed system does not exceed the limits as set forth by applicable Sycamore Township resolutions.

3. The baseball complex shall be limited to one (1) digital scoreboard/videoboard; the videoboard face shall measure 26' wide x 19' tall, and the total height from grade shall be a maximum of 37'. The back of the scoreboard shall not have any signs on it and shall have a maintained backing of a single neutral color of green, brown, tan, black, or gray.
4. Signage inside of the baseball playing field area, such as on the outfield walls or the field side of the grandstand, shall be permitted and not regulated by the Township. Further, no signage is permitted on the outside of the grandstand.
5. No signage shall be permitted on the exterior walls of the stadium.
6. A non-digital donor memorial located at the entrance of the stadium in the decorative paving area, shall be permitted and not considered a sign. The memorial face would measure no more than 35' wide with a max memorial height of twelve feet. The memorial wall can be two-sided.
7. The lighting system shall utilize state-of-the-art, highly focused LED light fixtures as generally shown in Exhibit D. Such sports lights shall not strobe, flash, create an effect of movement, or change colors. CHCA shall provide evidence that the sports lights do not have the capability to strobe, flash, create an effect of movement, or change colors prior to approval of the Zoning Compliance Plan. Further, prior to approval of the Zoning Compliance Plan, a photometric plan showing 0.5 footcandles on the Snider Road elevation must be shown.
8. The proposed landscaping shall be planted and located generally as shown on the submitted landscape plan and maintained at all times; if landscaping is dead or in unhealthy condition it must be replaced. The landscape plan shall be approved by staff prior to approval of the Zoning Compliance Plan.
9. If the applicable variances are approved following the consideration of this conditional use review, the site plan shall generally conform to the plan shown in this case; as determined by staff, major site arrangement adjustments to the site plan shall require further Board of Zoning Appeals review.
10. The conditions of this conditional use case are solely for the baseball complex. If the school seeks changes at the football complex, such as an upgrade of lighting, a separate conditional use case shall be required to amend the existing Case 36-97.
11. The max height of the outfield netting shall be no taller than 50 feet.
12. The building materials shown in this case shall be implemented, unless, as reviewed by staff, higher-quality building materials are proposed.
13. Sound amplification shall be limited to the area occupied by the grandstand structures behind home plate and the student section on the third base line near left field, and shall not be oriented in the easterly direction.
14. The exterior wall facades and netting shall be limited to the neutral colors of green, brown, tan, black, or gray.
15. Unpermitted signage described in the staff report shall be shown in the Zoning Compliance Plan and shall be issued zoning certificates if applicable. The large sign on the Tennis Courts in plain view of Snider Road shall be removed.
16. No outdoor storage is permitted under the grandstand structure.

Staff Recommendation of Variances:

Mr. Uckotter stated that Staff recommends approval of the following Variances:

1. In the 2023 case, a variance was granted for the validity period to allow for a two-year validity period. Staff will recommend a validity period of five years in this case.
2. Variances were granted to the setbacks of the 2023 field – in essence, the BZA approved the location of the field consistent with the proposed site plan. In this case, it appears that the setback variance from the north property line that adjoins I-71 is necessary. In turn, staff recommends a similar variance, approving any setback variances necessary for the location of the field as seen in the 2025 field plan with one condition: Prior to approval of the Zoning Compliance plan, the site plan shall be amended to show listed setbacks of all quadrants of the perimeter of the field (e.g., the center field fence setback from the northwest property line).
3. Similar to the 2023 field, and again for this case, staff recommends a variance to allow for the light standards to be up to 65' tall and netting to be 50' tall – as shown in the plan.

Mr. Ten Eyck complimented CHCA's site stating that it is a beautiful campus. Mr. Ten Eyck stated that he agreed with Staff's recommendation to prohibit strobing or flashing lights.

Zoe Gizara with MSP Design (3700 Park 42 Dr#190b, Cincinnati, OH 45241) introduced herself as the applicant from the podium. Ms. Gizara stated that the reason for the tennis court signage is that it makes it easier to see the tennis ball during a game or practice. Ms. Gizara presented a slide presentation of the existing site, the demolition plan, and the phases of development. Ms. Gizara noted that the five-year validity period would be beneficial due to the proposed phases of development. Ms. Gizara presented a rendering of the baseball field to Snider Road. Ms. Gizara stated that the height of the baseball netting needs to be studied, however, they would like to ask for the 50' max. Ms. Gizara mentioned the sidewalk plan noting that Duke Energy may need to move the poles along Snider Road. Ms. Gizara stated that Staff's recommendation prohibiting strobing or flashing of lights is understandable. Ms. Gizara stated that she is willing to provide an affidavit stating there will be no flashing or strobing of lights.

Dean Nicholas, head of school (8543 Woodview Drive, 45231) introduced himself from the podium. Mr. Nicholas stated that CHCA has recently gone through a rebranding and their logo has changed slightly. Mr. Nicholas stated that the tennis court signage will be taken care of.

Tim Jester (8363 Hambletonian Dr, 45249) introduced himself from the podium. Mr. Jester stated that his main concern is the speaker system and as long as it is pointed to the west it would be acceptable to him. Mr. Jester stated that the height of the netting at 50' is concerning.

Mr. Ten Eyck made a motion to approve the Conditional Use request as recommended by Staff with the additional condition (number 16) stating "No outdoor storage is permitted under the grandstand structure".

Mr. O'Shea seconded the motion, and called roll:

Mr. O'Shea- YES
Mr. Ten Eyck- YES
Mr. Hoalst- YES
Mr. Weinel - YES

Mr. Weinel made a motion to approve the three (3) Variances recommended by Staff.

Mr. Ten Eyck seconded the motion.

Mr. O'Shea called the roll:

Mr. O'Shea- YES
Mr. Ten Eyck- YES
Mr. Hoalst- YES
Mr. Weinel – YES

The next meeting was originally scheduled for Wednesday June 11, 2025, at 6:00pm. Due to the possibility of not having a quorum, Mr. O'Shea made a motion to move the next meeting to Wednesday, June 18, 2025, at 6:00pm.

Mr. Weinel seconded the motion, and Mr. O'Shea called the roll:

Mr. O'Shea- YES
Mr. Ten Eyck- YES
Mr. Hoalst- YES
Mr. Weinel – YES

Item 8. Date of next meeting

Wednesday, June 18, 2025, at 6:00 pm.

Item 9.-Communication or Miscellaneous Business

Mr. Uckotter stated that there is nothing to report at this time.

Item 10. – Adjournment

Mr. O'Shea made a motion to adjourn, seconded by Mr. Hoalst.

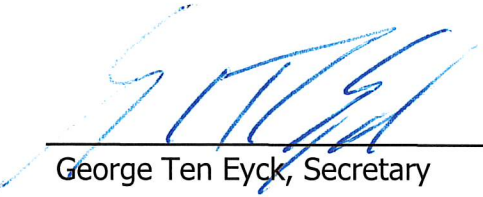
Mr. O'Shea called Roll:

Mr. O'Shea- YES
Mr. Ten Eyck- YES
Mr. Hoalst- YES
Mr. Weinel - YES

The meeting adjourned at 7:28 p.m.
Meeting minutes prepared by Jon Ragan



John O'Shea, Chairman



George Ten Eyck, Secretary