

Meeting Minutes

**Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Sycamore Township, Ohio 45236
Wednesday, October 22, 2025, at 6:00 p.m.**

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

Item 1.- Meeting Called to Order

Mr. O'Shea called the meeting of the Board of Zoning Appeals to order on Wednesday, October 22, 2025, at 6:00 p.m.

Item 2.- Roll Call of the Board

Mr. O'Shea called the roll.

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

Alternate Present: Mr. Speeth

Members Absent: None

Staff Present: Jeff Uckotter, Kevin Clark

Item 3.- Pledge of the Allegiance / Opening Ceremony

Mr. O'Shea led the Pledge of Allegiance.

Item 4.-Approval of Minutes

Mr. O'Shea asked if there was a motion to approve the September 24, 2025, meeting minutes.

Mr. Uckotter recommended the removal of the phrase "and the transcript for this case" on page two (2) of the September 24, 2025, meeting minutes.

Mr. O'Shea made a motion to remove the phrase "and the transcript for this case" on page two (2) of the September 24, 2025, meeting minutes.

Mr. Schwartz seconded the motion.

Mr. O'Shea called the roll:

Mr. O'Shea- YES
Mr. Schwartz- YES
Mr. Weinel- YES
Mr. Ten Eyck- ABSTAINED

Mr. Hoalst- YES
Mr. Speeth – YES

Mr. Uckotter noted for the record that Mr. Ten Eyck will not be a voting member for the current meeting due to being absent from the last meeting.

Mr. O'Shea made a motion to approve the amended September 24, 2025, minutes.

Mr. Weinel seconded the motion.

Mr. O'Shea called the roll:

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

Item 5. Swearing in of Those Providing Testimony

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

Item 6.-Old Business

Case: BZA-2025-4
Applicant: Al Gammarino
Subject property: 3684/3700 E. Galbraith Road
Request: Appeal

Mr. O'Shea stated that a Findings of Fact has been prepared for case BZA-2025-4 that was heard on September 24, 2025. Mr. O'Shea stated that the Findings of Fact is a four (4) page document titled "On Appeal to the Sycamore Township Board of Zoning Appeals", In re: Sycamore Township Violation Notices CE-2025-226 & CE-2025-227.

Mr. O'Shea asked if each member of the board had an opportunity to review the proposed Findings of Fact.

The board answered "Yes" simultaneously.

Mr. O'Shea asked the board and staff if there was any discussion on the proposed Findings of Fact.

The board and Mr. Uckotter stated "No".

Mr. O'Shea stated that the Findings of Fact result in the violation notices described in CE-2025-226 and CE-2025-227. Mr. O'Shea stated that those violation notices were affirmed, and the appeals therein were accordingly denied.

Mr. O'Shea made a motion to adopt the Findings of Fact and set forth in the four (4) page document as described.

Mr. Schwartz seconded the motion.

Mr. O'Shea called Roll:

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

Item 7.-New Business

None

Item 8. Date of next meeting

Wednesday, November 19, 2025, at 6:00 pm.

Item 9.-Communication or Miscellaneous Business

Mr. Uckotter stated that there are currently no cases for the November 19, 2025, meeting.

Item 10. – Adjournment


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

Mr. O'Shea called Roll:

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

The meeting adjourned at 6:08 p.m.

Meeting minutes prepared by Jon Ragan



John O'Shea, Chairman



George Ten Eyck, Secretary