

August 19, 2019

Mr. Jim Eichmann – Chairman
Mr. Ted Leugers – Vice-Chairman
Mr. Tom Scheve – Member
Mr. Jeff Heidel – Member
Mr. Steve Scholtz – Secretary
Ms. Julie Glassmeyer - Alternate

Item 1. – Meeting called to Order

Chairman Eichmann called the meeting of the Board of Zoning Appeals to order on Monday, August 19, 2019 at 6:35 p.m.

Item 2. – Roll Call of the Board

Mr. Scholtz called the roll.

Members Present: Mr. Scheve, Mr. Leugers, Mr. Eichmann, Mr. Heidel, and Mr. Scholtz

Members Absent: Ms. Julie Glassmeyer

Staff Present: Harry Holbert, Greg Bickford, Tracy Kellums, and Jessica Daves

Item 3. – Opening Ceremony

Mr. Eichmann led the Pledge of Allegiance.

Item 4. – Swearing in of Those Providing Testimony

Mr. Eichmann explained that this is a public hearing in which testimony will be given by staff and members of the public. He then swore in all those providing testimony.

Item 5. – Old Business

Case: SYCB1700014

Applicant: Kathleen Ryan, Esq.

Location: 7292 Kenwood

Request: Appeal Notice of Zoning Violations

Case: SYCB190003 (*Postponed to 08/19/2019*)

Applicant: Sycamore Township

Location: 8540 Kenwood Road

Request: Conditional Use

Mr. Bickford presented the case and case history for Case SYCB190003 in a PowerPoint presentation.

Mr. Bickford began by saying the size of the structures remain the same as originally proposed. said the building has not changed in size. He stated the maintenance storage facility is 13,500 square feet with a height of 24 feet to the peak of the truss and 18 feet to the midpoint of the truss. The 2,000 ton salt dome is 37 feet tall from the base to the top of the dome.

Mr. Bickford discussed the original proposed plans and the revised proposed plans.

Mr. Bickford said based on the meetings Mr. Kellums had with the residents, the Township came up with a revised site plan. He noted they flipped the salt dome building and the storage building around, they cut the parking lot down to 49 new spaces, and they have moved the playground up to the end of the driveway. Mr. Bickford pointed out stated the playground is

going to be ADA compliant. Mr. Bickford went on to noted other changes including the addition of public restroom facilities, water fountains, a water bottle refill station, a pet drinking fountain and a sidewalk from Kenwood Road coming back down to the facility. He noted the site itself would be surrounded by a fence. In addition, he stated the fuel tanks will be compliant with the NFPA. Mr. Bickford then compared the dimensions of the new site plan compared with the original site plan.

Mr. Scheve asked Mr. Bickford if they moved the salt dome in response to the neighbors or was there some other efficiency reason.

Mr. Bickford answered he thinks it was moved because of the concerns of the residents.

Mr. Bickford discussed the proposed building being brick on all four sides, parking and the original versus the revised site plan.

Mr. Bickford said the existing mound it is going to be extended to the north and noted the entire site is going to be cut down to balance it out so the play areas themselves are going to come down about four feet.

Mr. Bickford then discussed improvements to the storm water saying the detention basin will be brought up to compliance with the current Hamilton County Storm Water regulations. He said overall they are collecting more rain water along all sides of the property, re-grading the site to improve the flow, discharging at a lower rate because they have a bigger volume of detention and improving some of the existing drainage to the north.

Mr. Bickford noted there are no lights directly facing the residential properties. He said this site will be mostly dark at night except for some security lighting at the existing parking lot.

There was discussion about lighting, the parking lot, and surveillance.

Mr. Bickford said the current usable greenspace is about 135,000 square feet and as shown on the revised site plan the usable greenspace after construction would be approximately 113,000 square feet. They are losing about 22,000 square feet of greenspace and noted 21,000 square feet of that is for the parking lot.

Mr. Bickford then discussed the landscape plan in details noting the addition of 60 new native trees and close to 500 shrubs.

Mr. Bickford discussed the Bechtold parks and sidewalk projects on Kugler Mill and Sycamore Road.

Mr. Eichmann asked Mr. Bickford if park space would be reclaimed once the existing maintenance building is removed.

Mr. Bickford answered yes.

Mr. Scheve asked Mr. Bickford how the size of the existing building in Bechtold Park compares to the proposed to building.

Mr. Bickford answered the existing building in Bechtold Park is 7,000 square feet and the proposed structure would be 13,500 square feet.

Mr. Scheve asked Mr. Bickford if it was not a viable option to put the new building where the old building was.

Mr. Bickford answered that is correct.

Mr. Scheve asked Mr. Bickford if they looked at any other vacant land opportunities within the Township.

Mr. Bickford answered yes, they looked at a couple buildings but the cost to retro fit was just too high and the cost of land purchased in this area was going to make the project prohibitive.

Mr. Scheve said there is vacant land directly opposite Schuler Park that he thinks has two and a half acres. The asking price was close to \$700,000.

Mr. Bickford said 70% of the Township population is in the southern section, 30% is in the northern section. He noted that is why when Schuler Park was constructed, it has its own salt dome and facilities so it can serve residents in the northern section from a central base of operation.

Mr. Scheve asked Mr. Bickford if the existing salt dome wasn't functional because of where it was situated and would the cost be too much to fix it.

Mr. Bickford answered it needs a new roof and the cost of a new roof is at least \$200,000 and that does not account for any remedial drainage they would have to do.

Mr. Scheve asked Mr. Bickford about the materials used on the proposed building asking if they are now brick and were formerly metal on the original plan.

Mr. Bickford said that is correct.

Mr. Scheve asked Mr. Bickford to explain the math on the additional parking lot and the reduced amount of greenspace.

Mr. Bickford explained if the plan kept the existing parking lots only, there would be a net loss of greenspace of 1,000 square feet. He said by building the new 49 stall parking lot there would be a loss of 21,000 square feet in greenspace. He pointed out the purpose of the proposed new parking lot is to serve the greenspace.

Mr. Eichmann asked Mr. Bickford for clarification on the net loss of green space.

Mr. Bickford explained.

There was discussion about the need for the additional parking with Mr. Bickford explaining that people currently park where there are no striped spaces.

Mr. Heidel asked Mr. Bickford about drainage issues.

Mr. Bickford answered the current plan is compliant with Hamilton County current storm water regulations. He said currently there is a detention system that doesn't function properly, so this plan will correct that and be compliant with Hamilton County current storm water guidelines.

Mr. Scheve asked Mr. Bickford if the existing salt dome is going to be torn down.

Mr. Bickford answered yes, saying they are going to create materials storage bins that are about four feet tall so they will have the material for the crew to get. He said right now they have to go out and have that material delivered.

Mr. Scheve asked Mr. Bickford if the access route will be limited to the Township vehicles.

Mr. Bickford answered that is correct.

Mr. Scheve asked Mr. Bickford if the proposed fence will be metal or aluminum and how tall it will be.

Mr. Bickford answered it is going to be a six feet tall, coated chain link fence.

There was further discussion about the proposed fence.

Mr. Eichmann asked Mr. Bickford if he knew how much greenspace was on the property when the school was there.

Mr. Bickford answered they do not have that calculation but they can certainly figure that out.

Mr. Heidel asked Mr. Bickford about the hill being dropped off another four feet.

Mr. Bickford answered the ground will be leveled out, the entire site will come down four feet.

Mr. Scheve asked Mr. Bickford if this was a result of a long term study by the Trustees or if there was any kind of feasibility study done. He said he is assuming the Trustees approved this plan and asked if they approved it unanimously.

Mr. Bickford answered the Trustees approved the facility unanimously.

Mr. Scheve asked Mr. Bickford if the cost of 4 million dollars has gone up or down with the revised plan.

Mr. Bickford answered the cost has stayed the same and noted it will be paid with Tax Increment Financing money that comes off the commercial businesses in Kenwood not out of the general fund.

Mr. Peter Mallow, 4940 Kugler Mill Road, Sycamore Township, OH 45236 addressed the board. Mr. Mallow stated he was content with the proposed plan siting the fields that can be used for most of the year, the salt dome being brought into compliance with current EPA and storm water regulation, the playground not being underwater, and community bathrooms. Mr. Mallow asked if the board would consider two conditions for this proposal: that the fields never be lit and landscaping requirements be met.

Mr. Scheve asked Mr. Bickford what the estimated completion date would be if they approved the proposal tonight.

Mr. Kellums answered September, 2020.

Ms. Nancy Albrecht, of 5080 Kugler Mill Road, Sycamore Township, OH 45236, addressed the board. Ms. Albrecht asked about the location and number of lights in the parking lot.

Mr. Phil Schilffarth, of Brandstetter Carroll, Inc., 2360 Chauvin Drive, Lexington, KY, 40517, addressed the Board. Mr. Schilffarth explained how many lights there are going to be and the capacity.

Ms. Albrecht asked Mr. Schilffarth if it was going to be a lot lighter back there.

Mr. Schilffarth answered it is going to be lighter for security purposes.

There was continued discussion about lighting.

Mr. Len Jacobson, of 5157 Autumnwood Drive, Sycamore Township, OH 45242, addressed the board asking about the greenspace and the detention basin.

Mr. Jim Elliot, of Brandstetter Carroll, Inc., 2360 Chauvin Drive, Lexington, KY, 40517, addressed the Board explaining the changes to the slope of the detention basin.

Mr. Jacobson asked about the trail near where he lives being preserved.

Mr. Kellums said that is not going to be effected.

Mr. Jacobson asked Mr. Bickford if the slope from the playing fields are going to be same slope or lower.

Mr. Bickford explained the slope.

Mr. Rick Kurtzer, of 5180 Kugler Mill, Sycamore Township, OH 45236, addressed the board regarding the parking lot location and other options, greenspace, and shrubbery.

There was continued discussion about a parking lot location.

Ms. Karen Cheyne, of 8530 New England Court, Sycamore Township, OH 45236, addressed the board expressing concerns with the drainage.

Mr. Elliot explained the way the basins will work.

There was continued discussion about storm water, the detention basin, and the current Hamilton County regulations.

Mr. Tom James, of 5784 Whitechapel Drive, Sycamore Township, OH 45236 addressed the board with concerns about the detention basin.

Mr. Elliott explained the basin at the development.

Mr. James asked about the greenspace and if the ball fields are going to be constructed.

Mr. Bickford answered it is conceptual for the public to use as they see fit.

There was continued discussion about the playing fields.

Mr. James asked Mr. Bickford if the salt dome was taller than the first drawing.

Mr. Bickford said it has not changed in size.

Mr. Schilffarth said the drawings are artist representations.

Mr. James asked Mr. Schilffarth if there would be lighting on the top of the dome roof.

Mr. Schilffarth said he believes there is a light on the front of the dome door.

There was continued discussion about the light on the salt dome.

There was discussion about Mr. James' preference of the location for the plan, Bechtold Park and the pole barn location.

Mr. Kellums discussed increasing the greenspace, putting up another shelter, wanting to have all operation at 8540 Kenwood Road, and the pole barn needing to be replaced as reasons they would not have the pole barn in the Bechtold Park.

Ms. Chris Schuermann, of 8571 New England Court, Sycamore Township, OH 45236, addressed the board. Ms. Schuermann discussed the residents on New England Court, Kugler Mill, Sturbridge, and Heitmeyer being opposed to the proposed plan. She said they don't think it is a good use of space, and that there are other more affordable options available; Bechtold Park being one of them.

Ms. Schuermann discussed the Zoning Code and submitted a petition of signatures of people that could not be present at the hearing to express their opposition.

Ms. Schuermann asked where the detention pond is going to go and how big and deep it would be.

Mr. Kellums said there will be just as much play area up there when they are done as there is today. He answered the project must to take care of storm water per county regulations.

Mr. Elliot explained about the detention basin.

Mr. Eichmann asked Mr. Elliot about the size and depth of the basin.

Mr. Elliott said the existing structure is about five feet in depth and will remain that same height.

Mr. Eichmann asked if it will store more water than it used to.

Mr. Elliott said it will store the water properly.

There was discussion about the size and depth of the basin and fencing it off.

Mr. Jay Schuermann, 8571 New England Court, Sycamore Township, OH 45236, addressed the board asking Mr. Elliott if this is a pond or a retention basin.

Mr. Elliott said it is a dry detention basin.

Mr. Schuermann said he was a confused on how much greenspace they were going to lose.

Mr. Bickford clarified for Mr. Schuermann.

Mr. Schuermann said he agreed with Mr. Kurtzer about moving the parking and that the structures should be in Bechtold Park.

There was continued discussion about Bechtold Park as the project location.

Ms. Josephine McLachlan, of 8448 Kenwood Road, Sycamore Township, OH 45236 addressed the board saying the plans do not answer questions about this being a residential area and not an industrial area. She then requested that, if the plan was approved, the greenspace be known as a park so there is no more extension into the greenspace.

Mr. Eichmann closed the floor to comments from the public.

Mr. Leugers said he sees the need to consolidate operations noting it makes it a lot easier to manage. He said there are police operating out of here so security is a whole lot better. He said the other problems seem to have been addressed, therefore, he is in favor of approving it.

Mr. Scheve said the current plan is a great improvement over the original plan. He thinks it admirably reflects the concerns of the residents.

There was continued discussion about the location of parking lot.

Mr. Scholtz said there is no perfect plan. The circumstances have been mitigated as much as they can be.

Ms. Glassmeyer said if it was moved to Bechtold park, there are a lot of things that won't happen and get fixed because we wouldn't do the grading, we wouldn't fix the water, we wouldn't put the restrooms in, we wouldn't have what sounds like a pretty nice parking lot right there. She thinks for everything that maybe an issue with it, there are mitigated circumstances that probably make the selected location the best place for it.

Mr. Heidel said he agreed.

Mr. Eichmann said he feels the same way noting this plan improves the situation for many on Autumnwood and maximizes the use of greenspace by making it more usable. He noted it is not a park and he is not sure we want to name it a park.

Mr. Leugers made a motion to approve Case SYCB190003 as submitted.

Mr. Heidel seconded.

Mr. Scholtz took roll.

Mr. Scheve-AYE
Mr. Leugers-AYE
Mr. Eichmann-AYE
Mr. Heidel-AYE
Mr. Scholtz-AYE

Item 6. – Swearing in of Those Providing Testimony

Case: SYCB190010 (*Postponed to 08/19/2019*)
Applicant: Archbishop Moeller High School
Location: 7745 and 7755 Kennedy Lane
Request: Conditional Use

Case SYCB190010 was transcribed by a La Cartha J. Pate. The resulting transcripts are here by amended to these minutes.

Item 7. – Date of Next Meeting

Mr. Eichmann noted the date of the next meeting – Monday, September 16, 2019 at 6:30 p.m.

Item 8. – Adjournment

Mr. Eichmann entertained a motion to adjourn.

Mr. Scheve moved to adjourn.

Mr. Leugers seconded.

Vote: All AYE

The meeting adjourned at approximately 11:52 P.M.
Minutes recorded by: Jessica Daves, Planning & Zoning Assistant