

Meeting Minutes

**Sycamore Township Board of Zoning Appeals
8540 Kenwood Road
Sycamore Township, Ohio 45236
Monday, April 17, at 6:00 p.m.**

Mr. Ted Leugers – Chairman
Mr. Jeff Heidel – Vice Chairman
Mr. Steve Scholtz – Member
Ms. Tracy Hughes-Member
Mr. George Ten Eyck – Member
Mr. Michael Schwartz - Alternate

Item 1.-Meeting Called to Order

Mr. Leugers called the meeting of the Board of Zoning Appeals to order on Monday, April 17, 2023, at 6:00 p.m.

Item 2.-Roll Call of the Board

Mr. Leugers called the roll.

Members Present: Mr. Leugers, Mr. Scholtz, Ms. Hughes, Mr. Ten Eyck, and Mr. Schwartz

Members Absent: Mr. Heidel

Staff Present: Jeff Uckotter, Kevin Clark, Jon Ragan

Item 3.-Pledge of the Allegiance / Opening Ceremony

Mr. Leugers led the Pledge of Allegiance.

Item 4.-Approval of Minutes

Mr. Leugers entertained a motion to approve the March 20, 2023, meeting minutes.

Mr. Ten Eyck made a motion to approve the minutes. Ms. Hughes seconded the motion.

Mr. Leugers called the roll.

Mr. Leugers- YES
Mr. Scholtz- YES
Ms. Hughes - YES
Mr. Ten Eyck -YES
Mr. Schwartz --YES

Item 5. Swearing in of Those Providing Testimony

Mr. Leugers swore in all those providing testimony. He 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.-New Business

Case: SYCB230003
Applicant: Elevar Design Group
Subject Property: 9001 Montgomery Road, Cincinnati, Ohio 45242
Request: Conditional Use

Mr. Leugers states he will abstain from this case and leave the room. (Mr. Leugers exits).

Mr. Scholtz chaired the case.

Mr. Scholtz explains briefly what Elevar Design Group proposes on behalf of Archbishop Moeller High School. He then asks Mr. Uckotter to present the case.

Mr. Uckotter read the staff report and presented the case. He explained that the applicant requests conditional use approval to build a 15,970-square-foot, three-story addition in the rear of the property.

Mr. Uckotter explained the four general considerations for conditional uses per 17-6 Sycamore Township Zoning Resolution. He presented the staff findings for each consideration.

17-6 (a) - Spirit and Intent Finding: The proposal conforms to the underlying zoning district regulations and is in harmony with the general purposes and intent of the Sycamore Township Zoning Resolution. Of note:

1. The proposed height of the addition (proposed 37.33'; max 60') and the setback therein are sufficient.
2. As no new student enrollment or staff is being added associated with increasing building square footage, additional parking spaces are not required

17-6 (b) - No Adverse Effect Finding: The proposed addition is an infill addition in that it is proposed for a courtyard of the existing school. Properties that may have a view of the addition are residential properties to the northwest, 237+ feet away.

17-6 (c) - Protection of Public Interests Finding: The proposed project's use and development will not disrespect the natural, scenic, and historic features of significant public interest.

17-6 (d) -Consistent with Adopted Plans Finding: The presence of Moeller is consistent with the present and future land use objectives.

Mr. Uckotter then explained Specific Considerations for conditional uses per 17-7 Sycamore Township Zoning Resolution. The staff findings were presented for each specific consideration.

17-7 (12) Finding: The proposed addition will not create potential long-term nuisances such as noise, odor, vibration, and dust on adjoining properties. According to the applicant: Measures will be taken during construction to minimize noise and dust from construction traffic.

17-7 (15A) Finding: The subject property is screened by an existing band of natural deciduous vegetation (a strip of honeysuckle). Given the active nature of the rear area of Moeller High School and the sight-lines of neighboring residential properties related to the addition, if the Board finds that additional vegetative buffering is necessary to bring the boundary buffer into compliance with the standard, the Township supports the representation made by the applicant in the application, "Moeller High School is willing to work with the adjacent property owners if new landscaping is needed."

17-7 (15C) **Finding:** An existing streetscape buffer is located on the property frontage along Montgomery Road. In addition, the project's location will be concealed from Montgomery Road by the existing high school structure.

17-7 (16C) **Finding:** This is not applicable as no new signs are proposed.

17-7 (19) **Finding:** STZR 12-7.2 requires all outdoor lighting to be designed and located with a maximum illumination of .5-foot candles at the property line. According to the applicant, "All exterior wall-mounted lighting will be directed downward and away from adjacent residential properties.

Mr. Uckotter stated that staff recommends the approval of the conditional use request, and the board could consider proposed conditions. Those conditions could be:

- 1) Staff shall review and approve the proposed boundary buffer prior to the approval of the Zoning Compliance Plan.
- 2) Staff shall review the proposed outdoor lighting plan prior to the approval of the Zoning Compliance Plan.

Mr. Uckotter asked the board if there were any questions. There were not.

Mr. Uckotter showed some additional renderings, showing the current boundary buffers in place.

Mr. Scholtz opened the discussion to the audience.

Marshall Hyzdu, President of Moeller, took the stand. He stated that the relationship between the direct neighbors has been significantly improved. He asked one neighbor directly if she would prefer additional buffering, and she stated that additional buffering would not be necessary.

Evan Eagle with Elevar Design took the stand. He briefly explained the proposed lighting, using the digital renderings.

Mr. Scholtz closed the discussion to the public and asked if the board had any questions. They did not. Mr. Scholtz then asked if anyone would like to make a motion.

Mr. Scholtz motioned to approve the proposed conditional use request's project and plans.

Mr. Ten Eyck seconded.

Mr. Scholtz called roll:

Mr. Scholtz:	YES
Ms. Hughes:	YES
Mr. Ten Eyck:	YES
Mr. Schwartz	YES

(Mr. Leugers was then notified to come back into the room).

Case: SYCB230004
Applicant: Bryan Fetzer
Subject Property: CHCA High School- 11525 Snider Road, Cincinnati, Ohio 45249
Request: Conditional Use

Mr. Leugers chaired this case.

Mr. Uckotter read the staff report and presented the case. He noted that the original School complex (including the baseball field) was approved under straight zoning at the time with no conditional use. He outlined the elements of the project, noting that the height of the proposed lights would require a variance. He also explained that a variance is requested to allow a two-year validity period due to supply chain issues.

Mr. Uckotter explained the four general considerations for conditional uses per 17-6 Sycamore Township Zoning Resolution. He presented the staff findings for each consideration.

17-6 (a) - Spirit and Intent Finding: The proposal conforms to the underlying zoning district regulations and is in harmony with the general purposes and intent of the Sycamore Township Zoning Resolution. Mr. Uckotter discussed three tranches of variances that would be necessary as follows:

- 12-7.1 Height of Light Standards: Eight athletic field light standards are proposed. Code Height: 32 feet tall. Proposed: 65 feet tall.
- A-2 Front Yard Setback – Required Front Yard Setback: 40’: The subject property is unique as it is a triple-frontage lot at the junction of two County roads and one US Federal Highway. The following structures require a setback variance, given their proximity to a right-of-way: 1. Northernmost light standard closest to Snider Road – proposed setback 34.5’; 2. Middle light standard along Snider Road – (proposed setback from r.o.w.) 36’; 3. Southernmost light standard along Snider Road – 37’; 4. Batting Cages at the north end of the project – Snider Road r.o.w. 32.7’, 71 r.o.w. 13.5’; 5. Storage Building near I-71 r.o.w. – 8.5’.
- 3-5.1 Height of Institutional Buildings and the Relation to Setback: The maximum height allowed for institutional buildings (such as this baseball complex) is 60 feet tall. STZR 3-5.1 requires an additional foot of setback for each foot the building is taller than the allowed height of the district for non-institutional buildings – which is 35’. The following structures require a setback variance, given their proximity to the right-of-way: The outfield wall (and netting) would require a 25’ setback variance, and the scoreboard would require a 12’ variance. A variance could also apply for the right field netting closest to Snider Road if that netting exceeds 35 feet tall.

17-6 (b) - No Adverse Effect Finding: The proposed baseball improvements are located in the same footprint as the existing baseball complex. Baseball facilities are a common accessory of a school use. To date, staff is not aware of any concerns or complaints related to the existing baseball field amenities. Where adjoining residential properties, the proposed photometric plan meets the .5 or less foot candle standard as required by STZR 12-7.2.

17-6 (c) - Protection of Public Interests Finding: The proposed project’s use and development will not disrespect the natural, scenic, and historic features of significant public interest.

17-6 (d) -Consistent with Adopted Plans Finding: CHCA and its accessory uses are consistent with the current and future land use objectives.

Mr. Uckotter then explained Specific Considerations for conditional uses per 17-7 Sycamore Township Zoning Resolution. The staff findings were presented for each specific consideration.

17-7 (12) **Finding:** The proposed addition will not create potential long-term nuisances such as noise, odor, vibration, and dust on adjoining properties. Related to the sound system, staff recommended the same condition from Case 36-97, which approved the CHCA football stadium, “The proposed public announcement system shall include a compressor limiter to control the volume when the proposed system is in use and that the volume of the proposed system not exceed the limits as set forth by applicable Sycamore Township resolutions.”

17-7 (15A) **Finding:** Not Applicable

17-7 (15C) **Finding:** An existing streetscape buffer is located on the property frontage along Snider Road. Additional landscaping has been proposed to bolster the existing landscaping. The proposed buffer is generally compliant with the buffer standards.

17-7 (16C) **Finding:** Mr. Uckotter noted that some exterior signs may be recommended by the applicant, and a discussion related to signage would occur later in the hearing.

17-7 (19) **Finding:** This standard is met. CHCA proposes state-of-the-art directed lighting, which will be directed away from adjacent residential properties.

Mr. Uckotter noted that he conferred with the Law Director and that the variances could indeed be voted upon, but only after the conditional use was approved. Mr. Uckotter then proposed the staff-recommended Conditions for the Conditional Use Case, noting that variances would also be necessary:

1. 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.
2. 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.
3. Signage inside 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. On the grandstand behind the home plate, unless approved by variance, signage shall only be permitted on the grandstand's field side (home plate side).
4. No signage shall be permitted on the exterior walls of the stadium. Mr. Uckotter then described the proposed exterior signage that CHCA sought on the outside of the stadium, two signs totaling 150 square feet on the back side of the home plate grandstand, and two signs totaling approximately 150 square feet on the left field wall – facing I-71.
5. A non-digital donor memorial located at the stadium entrance in the decorative paving area shall be permitted and not considered a sign. The memorial face would not measure no more than 10'x10' with a max memorial height of twelve feet. The memorial could be two-sided.
6. The lighting system shall utilize state-of-the-art, highly focused LED light fixtures, as shown.
7. The proposed landscaping shall be planted and located generally as shown on the submitted landscape plan and maintained at all times.
8. 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.

9. The conditions of this conditional use case are solely for the baseball complex. If the school seeks changes at the football complex, a separate conditional use case shall be required to amend the existing Case 36-97.
10. The location of the curb cut for the emergency access drive shall be approved by the Hamilton County Engineer's Office. The approval correspondence shall be provided to staff prior to the approval of the Zoning Compliance Plan.
11. The emergency access drive and bus parking area shall be an impervious surface as required by the Sycamore Township Zoning Resolution.
12. An access gate shall be installed, which would limit access to the private access road and shall be installed and utilized during non-event periods. Access methodology (e.g., a Knox box) to the access gate shall be approved by the Sycamore Township Fire Department before the Zoning Compliance Plan phase is approved.
13. The max height of the outfield netting shall be no taller than 50 feet tall.
14. The building materials shown in this case shall be implemented, unless, as reviewed by staff, higher-quality building materials are proposed.

Mr. Uckotter then outlined the necessary variances if the conditional use case was approved:

If the conditional use request is approved, staff recommends approval of the following variances:

- **Validity Period:** For all of the elements related to the above Conditional Use case, CHCA shall be permitted a variance to allow for a two-year validity period unless a building permit is issued.
- **Height of the Light Standards:** If, and only if, the lighting system utilizing state-of-the-art, highly focused light fixtures, as shown in this case, is used, the max height of the eight proposed light standards shall be no more than 65' in height.
- **Setback of buildings/structures from Snider Road and I-71:** The following buildings and estimated structures' setbacks shall be approved consistent with the site arrangement of the site plan provided in this case. Exact setback measurements shall be added to the plan prior to the approval of the Zoning Compliance Plan. 1. Northernmost light standard closest to Snider Road – proposed setback 34.5' from Snider r.o.w.; 2. Middle light standard along Snider Road – 36' from Snider r.o.w.; 3. Southernmost light standard along Snider r.o.w – 37' from Snider r.o.w.; 4. Batting Cages at the project's north end – 32.7' from Snider r.o.w., 71 r.o.w. 13.5'; 5. Storage Building near I-71 r.o.w. – 8.5'; Digital Scoreboard – 30' from I-71 r.o.w, left-field fencing and screen – 17' from I-71 r.o.w., in addition to, the Snider Rd netting, if required (depending on Snider netting height).

Finally, Mr. Uckotter described the Township's concern related to the exterior signage proposal facing I-71. He noted that the proposed signage along I-71 is excessive, considering that CHCA already has a I-71 facing wall sign on the football stadium. Mr. Uckotter also noted that the I-71 ROW vegetation is such that signage would be difficult to see anyway. Mr. Uckotter noted that there are no practical difficulties present related to the exterior I-71 sign proposal. Related to the exterior sign proposal on the outside of the grandstand, Mr. Uckotter noted that the Township would be supportive of that signage as the signage is in a natural area for a stadium, and, importantly, not visible from any right-of-way.

With that, Mr. Uckotter fielded questions from the Board.

Mr. Ten Eyck inquired about the proposed sports lighting and whether it was similar to the lighting seen in the football stadium. Mr. Uckotter noted that the proposed lighting would be substantially improved as compared to the football lights, as the proposed lighting is generations newer as compared to the football lights.

Mr. Ten Eyck inquired about the height of the football stadium lights and whether adjoining properties would be able to see the proposed baseball lights. Mr. Uckotter noted that the football lights in case 36-

97 were approved at up to 80' tall. Related to the regulation of light encroachment, Mr. Uckotter noted that the Zoning Resolution articulates a standard of no more than .5 foot candles at the property line; not whether the physical lights can be seen.

With no further questions for staff, Mr. Leugers invited the applicant to present. Mr. Fred Bowling of McGill Smith Punshon, 3700 Park 42 Dr, Sharonville, OH 45241. Mr. Bowling introduced himself as the landscape architect and designer working with CHCA. Mr. Bowling outlined the elements of the project such as the baseball complex's design features, the buffering along Snider Road, and details related to the lighting.

Related to the lighting, Mr. Bowling noted that the photometric readings are shown as if the site is on a flat plane with no features that would block light. For example, on the Snider Roadside, Mr. Bowling asserted that the footcandle readings would actually be less due to the substantial berm and landscape buffer present.

Mr. Bowling also noted some of the inspiration of the project, which flips the field and now orients it toward Snider Road, such as the mitigation of foul balls entering the Snider Rd ROW and improved flat playing surface for the new field.

Mr. Bowling described the dimensions of the field and the need for the safety netting. Mr. Bowling described the reason for the height of the 37' tall left field wall, which matches the dimensions of Boston's Green Monster.

Mr. Bowling further outlined the necessary reasons for the new proposed emergency access drive; the primary purpose is for emergency EMS emergency access and the parking of buses.

Mr. Uckotter inquired whether the new proposed emergency access drive could be used for other sports, such as during football games – the moving of the buses from the main lot would open up a few spaces during football games in the main lot. Mr. Bowling responded affirmatively. Mr. Bowling added that the emergency access drive would not be used for student parking.

Circling back, Mr. Bowling further addressed the lighting and noted that the height of the lighting was necessary given the highly focused nature of the LED sports light fixtures. Mr. Bowling reaffirmed that the project meets the footcandle standard.

Mr. Bowling addressed CHCA's request for exterior signage, behind the grandstand and on the I-71 elevation.

Mr. Schwartz inquired about the color of the net. Mr. Bowling responded the color would be a gray/black color to blend in and be unobtrusive.

Mr. Schwartz inquired about the color of the outside of the outfield wall. Mr. Bowling noted it would be the CHCA purple. Mr. Schwartz inquired to Mr. Bowling if the purple color of the outside of the outfield would be distracting to I-71 drivers. Further discussion occurred related to the I-71 ROW. Mr. Uckotter asked the Board if it would be helpful to bring up Google Street View. Mr. Ten Eyck indicated it would.

With Google Street View on the screen, considering the project's elements such as the placement of the emergency access drive, a Google Street View of the subject property were reviewed from the Snider Road and I-71 elevations. Mr. Uckotter noted that the I-71 ROW elevations showed substantial vegetation in the right-of-way.

Mr. Schwartz inquired if the scoreboard would be 100% digital. Mr. Bowling responded that, yes, the Board would be 100% digital. Mr. Uckotter noted that the proposed videoboard would be very similar to the videoboard that Sycamore has at the Sycamore Junior High on Cooper Rd.

Mr. Ten Eyck inquired whether a member of the school administration was present. Mr. Bryan Fetzer, of 121 East Freedom Way 45202, CHCA's Executive Director of Athletic Strategic Development and Advancement. Mr. Fetzer described his mandate at CHCA, which is to assess operations. One element that has been assessed has been concerns related to the baseball field. Mr. Fetzer noted that the inspiration that guides the project is safety improvements. He outlined the following issues:

1. The current site arrangement of the baseball field encourages foul balls that enter the Snider Road right-of-way. This safety concern is mitigated by the site arrangement (and netting of the new field).
2. The current baseball field has an inclined mound in the outfield, which is not conducive to student well-being. The new field would correct that.
3. Finally, related to emergency situations, whether it was a football emergency or a baseball emergency, currently there is no way to access an emergency from the interior of the school property. The proposed emergency access drive would correct that issue.

Further, Mr. Fetzer described several elements of the proposed improvements such as signage, lighting, wall color, and sound.

Mr. Ten Eyck inquired about the number of events needing lights. Mr. Fetzer noted that with the fickle nature of Cincinnati's spring weather, the lights allow for flexibility to get games in. Mr. Fetzer noted that the school has approximately 15 home baseball games.

Mr. Schwartz inquired whether the school would be open to a condition that limited the baseball field use to only CHCA events. Mr. Uckotter noted that there is precedent at the subject as the football field could be considered as a more intense use as it features smaller setbacks, more seats, and taller lighting. In Case 36-97, Mr. Uckotter noted that there were indeed no use restrictions on the football field in that case. He further noted that use restrictions on the baseball field would not be practical for staff to enforce.

Next, Mr. Leugers opened the floor for the public to speak. Symmes Township resident, Ms. Lisa Jester of 8363 Hambletonian Dr. Cincinnati, OH 45249 approached the Board. Ms. Jester noted that her family supports CHCA, that her children went to CHCA, and that her family moved closer to CHCA to be part of the CHCA community. Ms. Jester noted concerns related to CHCA growth. Ms. Jester mentioned concerns related to parking. Ms. Jester raised concerns about sound and lighting. Ms. Jester noted disagreement that the proposed baseball field should be compared with the football field as the football field does not front residential frontage.

Mr. Uckotter corrected the record noting that the football field indeed fronts Sycamore Township residential zoned properties.

Ms. Jester asserted that the sound system needs to be oriented towards the grandstand and not in the direction of the outfield, toward Snider Road.

Ms. Jester mentioned concerns related to the emergency access drive.

Next, Symmes Township resident, Mr. Tim Jester of 8363 Hambletonian Dr Cincinnati, OH 45249 approached the Board.

Mr. Jester explained that he had knowledge of the A/V industry and expressed concern related to sound amplification. Mr. Jester inquired whether the speakers would be positioned towards the grandstand, not the field.

Mr. Ten Eyck asked Mr. Bowling to respond. Mr. Bowling noted that he is not a sound engineer and could not comment on the placement of sound speakers. Mr. Ten Eyck referred to his perspective of living near Moeller and the phenomenon of how sound travels related to Moeller's sports complex. Mr. Leugers inquired to Mr. Bowling whether CHCA would be open to limiting the sound system to the grandstand area. Mr. Fetzer noted that the current field has a sound system, but noted a general openness to restricting the sound system to service the general grandstand area which was clarified as the seating structures behind home plate.

Mr. Bowling noted that the plan is preliminary and there are still a number of details to work out such as seating material, sound, etc. The detailed items such as engineering, have not been worked out due to cost considerations. Mr. Scholtz then inquired about the comment of Mr. Bowling that the plan was preliminary. Mr. Scholtz questioned whether enough information was available sufficient for the case to be heard, and inquired whether the BZA was the correct forum that perhaps the Zoning Commission should hear the case.

Mr. Uckotter responded, noting that the BZA is indeed the correct forum and that sufficient information is present for the Board to make a decision. Mr. Uckotter described Mr. Bowling's comment related to preliminary, noting that Mr. Bowling was likely referring to the common development concept of hard costs versus soft costs. Mr. Uckotter noted that for any development, commercial or residential, finite elements such as detailed engineering or drainage or usually determined after a zoning approval in the building department phase. Mr. Uckotter described that the macro design elements that are available are more than sufficient for a land use judgment such as this conditional use case. Mr. Uckotter noted that with any case, it is common that there may be an area that may need some more detail – such as the sound issue.

Mr. Bowling responded that perhaps he had used the wrong word of preliminary and there was a misunderstanding. Mr. Bowling reminded the Board that the Board has the power to put conditions on the case. Mr. Uckotter noted that a condition is already up for consideration that if there was a major adjustment necessary, the case would have to come back before the BZA.

Symmes Township resident, Mr. Jester proceeded with his continued concerns. Mr. Jester noted concerns with the lighting, baseball use concerns, and concerns related to the intensity of projects occurring on the Snider Road corridor that are occurring on both the Symmes side of the road and the Sycamore Township side of the road.

Mr. Leugers closed the floor to the public and the Board began their deliberation. Mr. Leugers noted that there are two sets of votes. First, conditional use. Then, a consideration of variances if the conditional use is approved.

Mr. Leugers began the discussion by noting that CHCA is a gem for Sycamore Township and the proposal is really nice. Mr. Leugers addressed the sports lights noting the lights are required to be 65' tall to assure the proper orientation of the lights. Mr. Leugers voiced support for a condition limiting sound amplification that would service the grandstand structures only.

Next, discussion occurred related to the signage proposed outside of the stadium. Mr. Uckotter recommended support for the variance to allow 150 square feet for two signs as shown for the outside of the stadium grandstand.

Mr. Schwartz affirmed/suggested multiple alterations to the conditions.

1. The scoreboard shall have no signage on the back of the scoreboard. The back of the scoreboard and exterior wall facade 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.
2. No signage shall be permitted on the exterior walls of the stadium.
3. No part of the scoreboard shall be visible from any single residential property, any second floor of any single-family residential property, and at any point six feet above Snider Road and I-71. Mr. Schwartz asserted the scoreboard should be in the viewshed of the residential properties. Mr. Schwartz asserted that the scoreboard should not be distracting to drivers.

Mr. Scholtz inquired about Mr. Schwartz's concern related to the exterior I-71 signage. Mr. Schwartz responded that while the project scope is appropriate, the request is substantial. Related to the signage, signage of the wall could create a hazard for drivers on I-71, and the exterior signage is unnecessary.

Mr. Bowling approached the Board to seek consideration of Schwartz-proposed condition related to the scoreboard proposed amendment, noting the heavy screening that is in place along Snider Road. The Board reviewed Google Streetview again and reviewed the berm. Related to the scoreboard, concern was raised by Ms. Hughes related to the access drive and that would open up a viewshed for the potential scoreboard. Mr. Bowling noted the emergency access drive curb cut is approximately 150 ft from Hambletonian and would not affect views of the scoreboard.

Mr. Leugers, the Chairman, asserted that he feels the scoreboard is sufficiently screened by the existing berm, and that it is angled not in the direction of Snider Road. Mr. Leugers noted agreement with Mr. Schwartz's condition requiring the outfield wall to be color such as green, brown, tan, black, or gray.

Before a vote was taken, Mr. Uckotter asked Mr. Bowling what would be the max height of the netting necessary. Mr. Bowling responded 50 ft. Anticipating a donor wall outside of the grandstand, Mr. Uckotter inquired with CHCA whether the condition related to the 10' x 10' wall was sufficient. Mr. Fetzer responded in the affirmative.

With that, Mr. Schwartz made a motion for approval of the conditional use request with the following conditions:

1. 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.
2. 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.
3. 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. On the grandstand behind the home plate, unless approved by variance, signage shall only be permitted on the grandstand's field side (home plate side).
4. No signage shall be permitted on the exterior walls of the stadium.
5. 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 10'x10' with a max memorial height of twelve feet. The memorial could be two-sided.
6. The lighting system shall utilize state-of-the-art, highly focused LED light fixtures, as shown.

7. The proposed landscaping shall be planted and located generally as shown on the submitted landscape plan and maintained at all times.
8. 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.
9. The conditions of this conditional use case are solely for the baseball complex. If the school seeks changes at the football complex, a separate conditional use case shall be required to amend the existing Case 36-97.
10. The location of the curb cut for the emergency access drive shall be approved by the Hamilton County Engineer's Office. The approval correspondence shall be provided to staff prior to the approval the Zoning Compliance Plan.
11. The emergency access drive and bus parking area shall be an impervious surface as required by the Sycamore Township Zoning Resolution.
12. An access gate shall be installed, which would limit access to the private access road and shall be installed and utilized during non-event periods. Access methodology (e.g., a Knox box) to the access gate shall be approved by the Sycamore Township Fire Department before the Zoning Compliance Plan phase is approved.
13. The max height of the outfield netting shall be no taller than 50 feet tall.
14. The building materials shown in this case shall be implemented, unless, as reviewed by staff, higher-quality building materials are proposed.
15. Sound amplification shall be limited to the area occupied by the grandstand structures.
16. The exterior wall facades and netting shall be limited to the neutral colors of green, brown, tan, black, or gray.

Ms. Hughes seconded the motion.

Mr. Scholtz called roll:

Mr. Schwartz:	YES
Mr. Leugers:	YES
Mr. Ten Eyck:	YES
Ms. Hughes:	YES
Mr. Scholtz:	YES

With the conditional use approved, the Board next took up the variances.

Mr. Schwartz made a motion to approve the following variances:

- **Validity Period:** For all of the elements related to the above Conditional Use case, CHCA shall be permitted a variance to allow for a two-year validity period unless a building permit is issued.
- **Height of the Light Standards:** If, and only if, the lighting system utilizing state-of-the-art, highly focused light fixtures, as shown in this case, is used, the max height of the eight proposed light standards shall be no more than 65' in height.
- **Setback of buildings/structures from Snider Road and I-71:** The following buildings and estimated structures' setbacks shall be approved consistent with the site arrangement of the site plan provided in this case. Exact setback measurements shall be added to the plan prior to the approval of the Zoning Compliance Plan. 1. Northernmost light standard closest to Snider Road – proposed setback 34.5' from Snider r.o.w.; 2. Middle light standard along Snider Road –36' from Snider r.o.w.; 3. Southernmost light standard along Snider r.o.w – 37' from Snider r.o.w.; 4. Batting Cages at the project's north end –32.7' from Snider r.o.w., 71 r.o.w. 13.5'; 5. Storage

Building near I-71 r.o.w. – 8.5’; Digital Scoreboard – 30’ from I-71 r.o.w, left-field fencing and screen – 17’ from I-71 r.o.w., in addition to, the Snider Rd netting, if required (depending on Snider netting height).

- **Sign Variance for the backside of the grandstand** – As shown in the plan, an allowance for up to two wall signs on the back side of the grandstand, not exceeding more than 150 square feet.

Ms. Hughes seconded the motion.

Mr. Scholtz called roll:

Mr. Schwartz: YES
Mr. Leugers: YES
Mr. Ten Eyck: YES
Ms. Hughes: YES
Mr. Scholtz: YES

Item 8.-Communication or Miscellaneous Business

Mr. Scholtz suggested to Mr. Uckotter that for the presentation of the staff report, it would be acceptable to him if the presentation were consolidated to only hit on key points. Mr. Uckotter agreed.

Mr. Uckotter noted that from the March meeting, the resident who requested the variance for the fence case was properly notified. Staff reviewed the records.

Item 9. – Adjournment

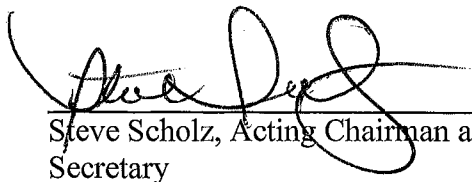
Mr. Leugers sought a motion to adjourn. Mr. Scholtz made a motion to adjourn, seconded by Mr. Ten Eyck.

Mr. Scholtz called roll:

Mr. Schwartz: YES
Mr. Leugers: YES
Mr. Ten Eyck: YES
Ms. Hughes: YES
Mr. Scholtz: YES


The meeting adjourned at 8:04 p.m.
Meeting minutes prepared by Jon Ragan

For Case SYCB230003

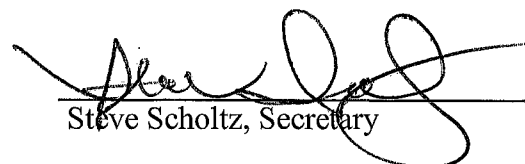


Steve Scholz, Acting Chairman and Secretary

For Case SYCB230004



Ted Leugers, Chairman



Steve Scholtz, Secretary