

April 15, 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

Vice Chairman Leugers called the meeting of the Board of Zoning Appeals to order at 6:30 P.M. on Monday, April 15, 2019.

Item 2. – Roll Call of the Board

Mr. Scholtz called the roll.

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

Members Absent: Mr. Eichmann and Ms. Glassmeyer

Staff Present: Greg Bickford, Kevin Clark, Jessica Daves, Tracy Kellums, and Mark Homan

Item 3. – Opening Ceremony

Mr. Leugers led the Pledge of Allegiance.

Item 4. – Swearing in of Those Providing Testimony

Mr. Leugers 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. – Approval of Minutes

Mr. Leugers stated the next order of business was to approve the March 18, 2019 meeting minutes.

Mr. Scheve made a motion, seconded by Heidel, to approve the March 18, 2019 meeting minutes.

Mr. Scholtz called roll to approve the minutes.

Mr. Scheve – Aye
Mr. Leugers- Aye
Mr. Scholtz – Aye
Mr. Heidel – Aye

Item 6. – Old Business

Case: SYCB170014
Applicant: Kathleen Ryan, Esq.
Location: 7292 Kenwood Road
Request: Appeal Notice of Zoning Violations

Mr. Bickford stated the case was being continued again due to pending litigation.

Case: SYCB190002
Applicant: David Meranus
Location: 7135 Hosbrook Road

Request: Variance

Mr. Bickford presented the resolution approval for SYCB190002 for a fence.

Mr. Scholtz called roll.

Mr. Scheve – Aye
Mr. Leugers - Aye
Mr. Scholtz – Aye
Mr. Heidel – Aye

Item 7. – New Business

Mr. Scheve made a motion to hear case SYCB190004 before hearing case SYCB190003.

Mr. Heidel seconded.

Mr. Scheve – Aye
Mr. Leugers - Aye
Mr. Scholtz – Aye
Mr. Heidel – Aye

Case: SYCB190004
Applicant: Christopher Byers
Location: 8295 Millview Drive
Request: Variance

Mr. Clark presented the case and case history in a PowerPoint presentation noting the request is for a 4 ft. tall black aluminum open style fence requiring a variance located at 8295 Millview Drive. Current zoning is "A" single family residential. Zoning Compliance issue is of Section 10, no fence is permitted in the front yard.

Mr. Clark presented an aerial view of the property and view from the surrounding area.

Mr. Leugers asked if the applicant wanted to speak.

Mr. Christopher Byers, the applicant of 8295 Millview Drive, Sycamore Township, OH 45249 addressed the Board.

Mr. Byers discussed the neighboring property fence and reasons he is before the Board of Zoning Appeals for the variance.

Mr. Scheve asked Mr. Byers about the current fence that is on the property.

Mr. Byers said they have a fence by the swimming pool, and they currently have a five foot fence at the side of the house.

Mr. Scheve asked Mr. Byers if the existing fence is to just fence in the swimming pool.

Mr. Byers said no and explained about the fence in the yard and what fence they would be removing.

Mr. Scheve asked if the neighbors had any complaints.

Mr. Bickford said the Township has received no correspondence from neighbors.

Mr. Byers said that he did speak to neighbors and they seem fine with the project.

Mr. Leugers asked if anyone from the public wanted to comment.

No comment.

Mr. Leugers closed the case to comments from the public and the Board discussed the issues brought before them.

Mr. Scheve said Mr. Byers does have two front yards because he is on a corner lot. The fence is proposed to be built behind existing landscaping and would barely be visible from the street. He does not see any reason not to grant the variance.

Mr. Scheve made a motion to approve the variance request for case SYCB190004

Mr. Heidel seconded.

Mr. Scholtz called roll.

Mr. Scheve – Aye

Mr. Leugers- Aye

Mr. Scholtz – Aye

Mr. Heidel – Aye

Case: SYCB190003 (Continued from 03/18/19)
Applicant: Sycamore Township
Location: 8540 Kenwood Road
Request: Conditional Use

Mr. Bickford presented the case and case history in a PowerPoint presentation for 8540 Kenwood Road. He said the request for a conditional use approval for the construction of a 13,500 square feet maintenance storage facility, a 2,000 ton salt storage facility and an additional parking area. The applicant is Sycamore Township and the current zoning on this property is "B" Single family residential. All proposed features are compliant with the Zoning Resolution and compliant with Section 17-7 specific criteria pertaining to a conditional use. The Township property is made up of multiple parcels and they are in the process of consolidating all into one parcel.

Mr. Bickford presented an aerial view and showed various properties lines, the site plan of the proposed conditional use and the proposed renderings of the building.

Mr. Bickford said the maintenance facility height to mean of the roof is approximately 17.5 ft. The mid-point of the truss on the salt dome is 28 ft. It does go higher because when you define height in zoning it is to the mid-point of the truss. The inside of the facility is a storage facility. Sycamore Township has facilities in several places and the equipment is spread throughout the township. This location will consolidate everything plus improve our brining operations for salt during winter operations. The existing salt dome is 15 hundred tons; this will increase our supply of salt. That does two things; it allows us not to run out of salt and allows us to take advantage of summer fill up when salt is much cheaper.

Mr. Bickford went over the proposed site plan and proposed grading plan.

There was discussion between Mr. Bickford and the Board about tennis courts, buffering, detention, and parking.

Mr. Scholtz asked Mr. Bickford if there was real need for the extra parking.

Mr. Bickford answered it will replenish what was lost.

Mr. Bickford went over the proposed photometric plan for the site.

Mr. Bickford said all the site lighting has been added to the site is 18ft tall, it is on a dimmer, and timer. So if there is no activity, the light will not be on or for security at low levels. In part of this process they did realize that some of the existing lighting casts a glare on some of the Kenwood Road properties. So as part of this project, they will correct that and there will be zero foot candles of light spill through the entire site.

Mr. Bickford went over the setbacks and the different views of the property.

Mr. Bickford said the reason that Sycamore Township is applying for a conditional use is they have millions of dollars' worth of equipment stored in a building that is literally about to fall down. The intention is to bring all our operations under one roof to make it more efficient to provide our public services for the Township. The current building in Bechtold Park is not in the greatest shape and has a dirt floor. Inside of that building we store millions of dollars' worth of equipment.

Mr. Scheve asked Mr. Bickford if there was any consideration given to tearing the building down at Bechtold Park and putting the proposed building at Bechtold Park.

Mr. Bickford answered the problem is you don't have the land at Bechtold Park that you have at 8540 Kenwood. You would take up more of the existing park to build the proper building that is necessary. Plus, there are plans in the future to expand more shelters inside Bechtold Park.

Mr. Scheve asked Mr. Bickford if the existing salt dome is big enough for the Township's needs and why they are building a new salt dome.

Mr. Bickford answered the bigger problem is that the salt dome needs about \$150,000 dollars in repairs. It has reached the end of its useful life.

Mr. Scheve asked Mr. Bickford if there was any consideration given to tearing that salt dome down and putting a new salt dome on the same foot print.

Mr. Bickford answered there was but the problem was there are topographical issues that you cannot overcome structurally to build a new compliant proper salt dome. In addition; where that salt dome currently sits the water rushes down into the salt dome.

Mr. Scheve asked Mr. Bickford if there were any other options considered.

Mr. Bickford said they looked at several options but the problem is they looked at moving everything to the northern part of Sycamore Township but 70% of operations and activity are in the southern part of the Township. It is not feasible to move everything up north and bring everything back down.

Mr. Scheve asked Mr. Bickford if they would be tearing down the buildings in Becktold Park if we approve this.

Mr. Bickford answered yes and there will be a new shelter put in its place.

Mr. Scheve asked Mr. Bickford if there were going to be any other buildings torn down in the Township.

Mr. Bickford answered that is all for now.

Mr. Scheve asked Mr. Bickford if the proposal is zoning compliant.

Mr. Bickford answered correct we meet the criteria listed under the specific criteria for conditional use and then we meet the criteria for zoning, landscaping, lighting, etc.

Mr. Tracy Kellums, Superintendent for Sycamore Township, of 8563 Plainfield Road, Sycamore Township, OH 45236 addressed the Board.

Mr. Kellums discussed the operations, grade, drainage, and buffering.

Mr. Scheve asked Mr. Kellums if the proposed new building would be taking away what use to be a park.

Mr. Kellums answered it was never a park.

Mr. Scheve asked Mr. Kellums if the Township would be subtracting from the current green space by building the new building.

Mr. Kellums answered yes, the salt building and the concrete.

There was discussion about the green space and the playing fields.

Mr. Scheve asked Mr. Kellums about safety concerns and how many trucks will be coming in with the trucks that are proposed.

Mr. Kellums said the building is going to house 6-8 trucks along with a lot of equipment. The operations are still going to be out of the existing building. This is going to be storage for off season equipment, brick, block, mortar, stuff that is in the other building. The Township will not have daily operations coming in and out of this building.

Mr. Scheve asked Mr. Kellums so there aren't any safety concerns for children playing back there in the green space.

Mr. Kellums answered no, noting it is going to be fenced.

Mr. Scholtz asked Mr. Kellums to address the lighting issue.

Mr. Kellums answered there will be zero foot candles well before any property line. The only place they found they had any spillage was at the north corner, which is an existing light. They are all LED, and they will all shielded from the neighbors so there will be no spillage onto their property.

Mr. Scholtz asked Mr. Kellums if there were any studies on noise.

Mr. Kellums answered they have not done any study on noise.

Mr. Heidel asked Mr. Kellums about the parking going on the south end and if people will be near the new salt dome.

Mr. Kellums said that will be fenced off. The new parking lot will be for the soccer field and the playground, and spillage over for when the Township has a meeting. There are going to be lights that are on motion detector or they are dimmed very low.

Mr. Scheve asked Mr. Kellums if the Township has considered the concerns of the neighbors and what they have done in response to their complaints.

Mr. Kellums answered yes, saying that is how they came up with the photometrics, working with the engineers to make sure there was absolutely no spillage of light and the reason they improved the buffer.

Mr. Scholtz asked Mr. Kellums if the Township had any meeting with the public.

Mr. Kellums answered we have not.

Mr. Leugers asked if anyone from the public wanted to comment.

Mr. Don McLennan, of 8501 New England Court, Sycamore Township, Home Owners Association Board addressed the Board.

Mr. McLennan addressed the Board.

Mr. McLennan went over the concerns of the residents noted in the letter from the Homeowners Association Board.

Mr. Phil Schilffarth, Brandstetter Carroll Architecture, 2360 Shaven Drive, Lexington Kentucky addressed the board.

Mr. Schilffarth address concerns and answered questions about the salt dome, noise issues, buffer, landscaping, soil, and the topography.

Mr. Scheve asked Mr. Schilffarth if there was a reason they did not take the evergreens up to the northeast corner.

Mr. Schilffarth answered the northeast corner is the detention area. When there is a rain event that area needed to be enlarged to account for all the additional water.

There was discussion about drainage.

Mr. Schilffarth said lighting will have full shield and have cut offs.

Mr. Leugers asked Mr. Schilffarth to explain.

Mr. Schilffarth explained shielding, lights, and foot candles.

There was further discussion about lights and foot candles.

Mr. Scheve asked Mr. Schilffarth about the detention plan and the county approval.

Mr. Schilffarth answered and explained about the plan review processes.

Mr. Bickford explained the current basin and the new design basin.

Mr. Schilffarth said the playground equipment will be modified.

Mr. Herb Reisenfeld, of 8460 New England Court, Sycamore Township, addressed the Board.

Mr. Reisenfeld asked three questions: How much is this going to cost? How is this funded? Has anybody looked at other properties that might be cheaper?

Mr. Bickford answered the cost of the facility is 4 million dollars, it is being paid out of tax increment financing so all the commercial development in Kenwood is paying for it. They have looked at other areas.

Ms. Josephine McLachlan, of 8448 Kenwood Road, Sycamore Township, OH 45236 addressed the Board.

Ms. McLachlan gave her objections to the proposed project.

Ms. Martha Stevenson, of 8541 New England Court, Sycamore Township, OH 45236 addressed the Board asking about trees and the fencing.

Mr. Schilffarth explained where the fencing would be located and stated the height of the fence would be 6ft tall.

Mr. Jay Schuermann, of 8571 New England Court, Sycamore Township, OH 45236 addressed the board.

Mr. Schuermann discussed visual, noise, and drainage issues.

Mr. Scholtz asked Mr. Schuermann what he sees when he looks out his back screened porch.

Mr. Schuermann answered he sees green.

Mr. Scholtz asked if Mr. Schuermann sees lights at all.

Mr. Schuermann said a few lights, maybe two or three.

Mr. Mark Phillips, 5169 Autumnwood Drive, Sycamore Township, OH 45236 address the board.

Mr. Phillips asked two question about the water retention and lighting.

Mr. Leo Schuller, 8511 New England Court, Sycamore Township, OH 45236 addressed the Board.

Mr. Schuller discussed finances and sidewalks on Kugler Mill Road.

Mr. Leugers directed Mr. Schuller to talk with the Township Trustees.

Mr. Kellums explained the Kugler Mill Road projects.

Mr. Len Jacobson, 5157 Autumnwood, Sycamore Township, OH 45236 addressed the board.

Mr. Jacobson gave his concerns about drainage.

Ms. Phyllis Overmann, 8521 New England Court, Sycamore Township, OH 45236 address the board.

Ms. Overmann asked about the greenspace being a park, lowering the field, and the landscaping buffer.

Ms. Carolyn Horst, of 8460 Kenwood Road, Sycamore Township, OH 45236 addressed the board.

Ms. Horst asked if she will see the new additional buildings from her property.

Ms. Harmon Kaur, 5133 Autumnwood Drive, Sycamore Township, OH 45236 addressed the board.

Ms. Kaur discussed the salt dome, traffic, safety hazard, drainage issue, and lighting.

Ms. Laura Schmidt, of 8520 New England Court, Sycamore Township, OH 45236 addressed the board.

Ms. Schmidt asked how this is benefiting the community and the residents, what are the savings, and the four criteria.

Mr. Jacobson asked about the access for the proposed project.

Mr. Leugers asked if there were anymore questions.

Mr. Scheve asked Mr. Schilffarth to address said the questions about drainage, lighting, landscaping, lowering the buffer, the cost benefit analysis, and if there were any other questions.

Mr. Schilffarth discussed drainage.

There was continued discussion about drainage.

Mr. Schilffarth discussed adding additional lights stating, the lights are LED with a cut off and the existing lights are HID which are less efficient and do not have a cut off. However, we can investigate implementing LED lights into the layout.

Mr. Schilffarth said as far as the landscaping, they would only design and implement native, drought resistant plants. They do not want to create a burden to the maintenance staff to have to maintain.

There was discussion about the property that is being lowered, where vegetation would be planted, where the dirt would be moved to and the height of the salt dome.

Mr. Kellums answered Ms. Horst's questions about being able to see the proposed buildings from her property.

Mr. Schilffarth said the staffing allocation of moving this equipment and having it all on one site is beneficial and safer.

Mr. Kellums stated the pole barn and salt building that we have now need to be repaired and replaced.

Mr. Scheve asked Mr. Kellums and Mr. Schilffarth if there was anything they have heard tonight that would cause them to modify the proposed plan in anyway.

Mr. Kellums answered as far as changing the locations of the buildings, he would say no. The salt building is 300 ft from every property line, it is centrally located. They will look at the lights and improve the landscaping but as far as the changing the design he would not think so.

Mr. Schilffarth said there were a lot of different aspects that go into this. They have investigated turning radiuses, the overall logistics of the site, keeping it as compact as possible to save the greenspace, and considered the parking.

Mr. Heidel asked Mr. Kellums if the trucks that are outside in the parking lot now would be put inside the proposed building.

Mr. Kellums answered yes.

Mr. Leugers asked if the landscaping plan was finalized.

Mr. Schilffarth said no.

Mr. Scheve asked how they approve the conditional use if they don't know exactly what the plan is.

Mr. Bickford said you fall back to the Zoning Resolution.

Mr. Scheve asked if there is a way we can let Mr. Kellums and the neighbors come up with a more definite plan before we vote.

Mr. Bickford answered they are the board and can do what they choose or they could direct the Township staff to work with surrounding properties owners to come up with a plan.

Mr. Scholtz said he agrees with Mr. Scheve. He thinks there should be more conversation with the residents.

There was continued discussion about a meeting between the residents and Mr. Kellums.

Mr. Scheve said there were two emails from people that were in favor of the plan.

Mr. Scheve made a motion to continue case SYCB190003 to the next month pending a meeting between neighbors and Township staff to discuss their concerns.

Mr. Scholtz seconded.

Mr. Scholtz called roll.

Mr. Scheve – Aye

Mr. Leugers- Aye

Mr. Scholtz – Aye

Mr. Heidel – Aye

Mr. Leugers said case SYCB190003 would be continue until next month and staff would set up meetings with the residents.

There was continued discussion about meetings.

Item 8. – Date of Next Meeting

Mr. Leugers noted the date of the next meeting – Monday, May 20, 2019 at 6:30 p.m.

Item 9. Miscellaneous Business

None.

Item 10. – Adjournment

Mr. Leugers made a motion to adjourn.

Mr. Scholtz seconded.

Vote: All AYE

The meeting adjourned at 8:17 P.M.

Minutes recorded by: Jessica Daves, Planning & Zoning assistant