

Meeting Minutes
Sycamore Township Board of Zoning Appeals
Township Administration Building
8540 Kenwood Road
Tuesday, February 18, 2020
6:30 p.m.

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, February 18, 2020 at 6:30 pm.

Item 2. – Roll Call of the Board

Mr. Eichmann called the roll.

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

Members Absent: Mr. Scholtz and Ms. Glassmeyer

Staff Present: Skylor Miller, Kevin Clark and Jessica Daves

Item 3.-Opening Ceremony

Mr. Eichmann led the Pledge of Allegiance.

Item 4.-Approval of Minutes

Mr. Eichmann entertained a motion to approve the January 21, 2020 meeting minutes.

Mr. Scheve made a motion, seconded by Mr. Heidel, to approve the January 21, 2020 meeting minutes.

Mr. Eichmann called roll.

Mr. Scheve-YES
Mr. Leugers-YES
Mr. Eichmann-YES
Mr. Heidel- YES

Item 5. – 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 6.-Old Business

SYCB190018 (Continued to 04/20/2020)
Five Star Equity Investors, LLC
6100, 6331, 6341, 6491 & 6551 Kugler Mill Road

Conditional Use

Item 7. - New Business

SYCB200001

Roger Kronenberger

4122 Myrtle Ave

Conditional Use

Mr. Clark presented the case in a PowerPoint.

Mr. Clark said the current zoning is "C" single family residential. The request is installation of three temporary trailers at 64' by 23'6" at 13 height along with a 6ft wide 118' 6" long covered walkway until an addition can be built or relocation of the school. The site area is 9.285 acres. The Zoning Compliance issue is school in a residential district.

Mr. Clark discussed the site and the proposed plan.

Mr. Scheve asked what the covered walkway is going to be constructed of.

Mr. Clark directed the question to the applicant.

Mr. Scheve asked if they need a variance to construct a walkway.

Mr. Miller said no.

There was discussion about traffic flow in the parking lot and the owner of the property.

Mr. Clark said they would come in on the Lake side and go out the Myrtle side.

There was discussion about parking and what the trailers would look like.

Ms. Marie Fox, 20 Cerry Lane, Milford, OH 45150 addressed the board.

Ms. Fox said the school is currently at capacity. They have designs that they think will work with the walkthrough. She said they are trying to get this plan for the upcoming school year and their capacity is about 88 students.

Mr. Roger Kronenberger, 7235 Blackhawk Drive, Marrow, OH 45152, addressed the board.

Mr. Kronenberger addressed questions about the walkway and walkway material. He noted they would like an open gate where cars can go from Lake to Myrtle. He also noted they would like to have rails so the kids are not in danger.

There was discussion about how many more students they would like to add to the school.

Mr. Kronenberger said they would use the trailers for music and art.

Ms. Fox said the typical class is 6-8 students because it is a special needs school.

There was discussion about the use of the trailers.

Mr. Scheve asked what the age groups are.

Mr. Kronenberger answered K-8th.

Ms. Kristen Tennyson, 4578 Angeline Lane, Mason, OH 45040 addressed the board.

Ms. Tennyson discussed the classes being extremely small, the rooms in the building and the three sensory rooms.

There was discussion about the kids going back and forth from the building to the trailers and the trailers being used for offices, music, art, and physical education.

Mr. Eichmann asked if the shed was still there.

Ms. Tennyson said the shed is still there.

Mr. Scheve asked how long is temporary.

Ms. Tennyson said she would hope 2-3 years. This is only a temporary solution.

Mr. Eichmann asked why you wouldn't put the trailers adjacent to the building.

Ms. Tennyson answered they don't know if there is enough room and there is also a road and they can't stop that traffic.

Mr. Kronenberger also answered there is a grade change on that side of the building.

There was discussion about egress and ingress.

Mr. Eichmann said that ingress and egress is not in your control.

Ms. Tennyson said correct.

Mr. Kronenberger said the trailers would be in the grass with footers or piers.

Mr. Eichmann asked if attending public would like to comment.

No response.

Mr. Leugers said he is in favor of approving but putting a date on it.

There was discussion about a time frame for the Conditional Use for the proposed plan and proper façade.

Mr. Scheve made a motion to approve Case SYCB200001 contingent upon the permit ending in July 2025.

Mr. Leugers seconded.

Mr. Eichmann called roll.

Mr. Scheve-YES

Mr. Heidel- YES

Mr. Leugers-YES
Mr. Eichmann-YES

SYCB200002
Connie Solano
8477 Deerway Drive
Variance

Mr. Clark presented the case and PowerPoint.

Mr. Clark said the current zoning is "C" single family residential. The Zoning compliance issue is 15-2.2. The request is to allow a six foot fence installed with the finished side facing the wrong way.

Mr. Eichmann asked if they are looking at a fenced in property that is not her fence.

There was a discussion about the adjacent property owners' fences.

Mr. Miller said you are required to maintain your fence but we allow two fences on the property line.

There was discussion about the Township not requiring a survey for property lines.

Mr. Eichmann asked the applicant if they would like to speak.

Ms. Connie Solano, 8477 Deerway Drive, Cincinnati, OH 45236, addressed the board.

Ms. Solano said her property is adjacent to five different properties.

Ms. Solano discussed the neighbors fencing, animals, installation, the finished side not facing the neighbors and the letter from Mills Fence Company.

Ms. Solano said from the street you will see the finished side facing the street. She wants a 6 foot tall fence so her dogs stay in and it prevents other animals from coming into her property.

Mr. Eichmann asked if anyone from the public wished to speak.

Ms. Elizabeth Keller, 4608 Kugler Mill Road, Cincinnati, OH 45236, addressed the board.

Ms. Keller spoke in favor of the variance but she does not want her fence taken down.

Mr. Tom Odell, 8454 Pine Road, Cincinnati, OH 45236, addressed the board.

Mr. Odell spoke in favor of the variance and said this is a good thing to do.

Mr. Eichmann closed the public comment.

Mr. Leuger said he is in favor of approving as submitted.

Mr. Heidel agreed.

Mr. Scheve said he would be in favor of approving.

Mr. Eichmann entertained a motion.

Mr. Leuger made a motion to approve SYCB200002 as submitted.

Mr. Heidel seconded.

Mr. Eichmann called roll.

Mr. Scheve-YES

Mr. Heidel- YES

Mr. Leugers-YES

Mr. Eichmann-YES

Item 8.-Date of Next Meeting

The date of the next regular meeting is Monday, March 16, 2020 at 6:30 p.m.

Item 9.-Communication or Miscellaneous Business

There was discussion about the Moeller Case.

Item 10. – Adjournment

Mr. Eichmann entertained a motion to adjourn.

Mr. Scheve moved to adjourn.

Mr. Leugers seconded.

Mr. Eichmann called roll.

Mr. Scheve- YES

Mr. Leugers- YES

Mr. Eichmann-YES

Mr. Heidel-YES

Meeting adjourned 7:42 p.m.

Minutes Recorded by: Jessica Daves
Planning & Zoning Assistant