

## Meeting Minutes

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**Sycamore Township Board of Zoning Appeals  
8540 Kenwood Road  
Sycamore Township, Ohio 45236  
Monday, October 21, 2024, at 6:00 p.m.**

Mr. Ted Leugers – Chairman  
Mr. Michael Schwartz – Vice Chairman  
Mr. Steve Scholtz – Secretary  
Mr. Anthony Ramicone -Member  
Mr. George Ten Eyck – Member  
Mr. Karl Hoalst - Alternate

### **Item 1.-Meeting Called to Order**

Mr. Leugers called the meeting of the Board of Zoning Appeals to order on Monday, October 21, 2024, at 6:00 p.m.

### **Item 2.-Roll Call of the Board**

Mr. Scholtz called the roll.

Members Present: Mr. Leugers, Mr. Scholtz, Mr. Ramicone, Mr. Ten Eyck

Alternate Present: Mr. Karl Hoalst

Members Absent: Mr. Schwartz

Staff Present: Jeff Uckotter, Jon Ragan, Kevin Clark

### **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 August 19, 2024, meeting minutes.

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

Mr. Scholtz called the roll:

Mr. Ramicone- YES  
Mr. Leugers- YES  
Mr. Scholtz- YES  
Ms. Ten Eyck- YES  
Mr. Schwartz- ABSENT

**Item 5. Swearing in of Those Providing Testimony**

Mr. Leugers swore in all those providing testimony. Mr. Leugers 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: SYCB240005  
Applicant: Juniper Montessori School  
Subject property: 3850 E. Galbraith Rd  
Request: Conditional Use Request

Mr. Uckotter presented the case stating that the applicant is requesting a Conditional Use to allow for a two (2) room daycare located in The Valley Church (classrooms A & B). With an existing institutional use, at The Valley Church located at 3850 E. Galbraith Rd; this requires a conditional use (the subject of this case).

**Proposal:**

Mr. Uckotter stated that the Conditional Use request includes a (49 ft) X (49 ft) (2,401 sf) fence enclosure at (4) feet tall with landscaping to provide buffering. Mr. Uckotter noted that the Juniper Montessori School currently has twelve (12) students and two (2) teachers.

Mr. Uckotter reviewed the applicable code referring to STZR 10-8 (DAYCARE CENTERS AS AN ACCESSORY TO NON-RESIDENTIAL USE). Mr. Uckotter stated that 10-8.1 requires at least one hundred (100) square feet of outdoor play space per child, noting that the applicant's proposed fence enclosure would allow up to 24 students.

Mr. Uckotter reviewed STZR 17-6 (GENERAL CONSIDERATIONS FOR CONDITIONAL USES).

- (a) **Spirit and Intent.** The proposed use and development shall comply with the spirit and intention of the Zoning Resolution and with district purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Resolution was enacted and for which the regulations of the district in question were established and complies with all additional standards imposed on it by the particular provisions of this Resolution authorizing such use.
- (b) **No Adverse Effect.** The proposed use and development shall not have an adverse effect upon adjacent property or the public health, safety, morals, and general welfare.
- (c) **Protection of Public Interests.** The proposed use and development should respect, to the greatest extent practicable, the natural, scenic, and historic features of significant public interest.
- (d) **Consistent with Adopted Plans.** The proposed use and development shall, as applicable, be consistent with objectives, policies and plans related to land use adopted by the Board of Township Trustees.

Mr. Uckotter stated that the proposed use complies with the spirit and intent of the Zoning Resolution with district purposes and the other General Considerations. Mr. Uckotter stated that the proposed use will not substantially alter the essential character of the neighborhood, nor will an adjoining property owner suffer a substantial detriment. Mr. Uckotter stated no negative effect will occur related to parking and the outdoor play area will be fenced and screened. Mr.

Uckotter stated that the church property is a natural place to house this use as all general and specific conditions are satisfied.

Mr. Uckotter reviewed the STZR 17-12 Conditional Uses – Specific Conditions

Day Care Center, Child		C							8, 9, 12, 15 a&c, 16b, 18, 19
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(8) *The vehicular use area shall be located and designed so as to minimize impact on the neighborhood.* Mr. Uckotter stated that The Valley Church parking lot is pre-existing with no proposal to expand.

(9) *Any use for which drop-off or pick-up of children, residents, visitors, products, or emergency vehicles is a common occurrence shall provide for the separation of incoming and outgoing vehicles so as not to impede other traffic.* Mr. Uckotter stated that the existing Valley Church parking lot ensures the safe movement and ingress/egress of vehicles from E. Galbraith Rd to Wexford Ave via a one-way driveway. Mr. Uckotter stated peak church parking lot usage would occur during periods when the daycare use is closed.

(12) *Measures shall be taken to minimize the impact of potential nuisances such as noise, odor, vibration, and dust on adjacent properties.* Mr. Uckotter stated that the proposed operation hours are Monday-Friday during daytime hours. Per excessive noise Resolution 1994-16 – churches, schools, athletic fields, parks and auditoriums are exempt from noise level regulations (11:00 pm-7:00 am). Mr. Uckotter stated that the Township does not foresee excessive noise to emanate from the daycare use, and the applicant has proposed a landscape buffer to mitigate noise levels.

(15) *Landscaping shall be installed in accordance with one of the following buffers as described in detail in Chapter 14: (a) Boundary Buffer A (shown in Figure 14 A) (c) Streetscape Buffer (shown in Figure 14C)* Mr. Uckotter stated that The applicant proposes three (3) trees and five (5) shrubs on the north side of the proposed fence - facing the driveway and the rear of the residential property line. Mr. Uckotter noted that the Zoning Resolution requires further landscaping is also required on the west boundary of the play area; a finalized landscape plan, consistent with the Zoning Resolution Landscape requirements will be a requirement for the issuance of a zoning certificate(s) (e.g., the Tenant Change Zoning Certificate).

(16) *Signage shall be regulated as follows: (b) One sign permitted at a maximum of 12 square feet and non-internally illuminated.* Mr. Uckotter stated that the applicant currently has no plans to install signage; however, in conformance with the Zoning Resolution, a ground mounted information directing to the daycare entrance would be warranted not to exceed four (4) square feet and four (4) feet in height.

(18) *Outdoor playgrounds, tot lots, exercise areas, and pools shall be fully enclosed by a fence.* Mr. Uckotter stated that the applicant is proposing a (49 ft) by (49 ft) (2,401 sf) four-foot-tall fence to enclose the outdoor play area. Mr. Uckotter stated that this proposal conforms with the 10-8.1 requirement of 100 sf of play area per child, and this play area size allows Juniper Montessori to grow from the current count of twelve (12) children to twenty-four (24) children.

(19) *All exterior lighting shall be directed away from adjacent residential properties.*

Ms. Hays stated that no correspondence from the neighbors had been received.

Mr. Scholtz asked the applicants if there were any plans for future expansion.

Ms. Hays stated that the Juniper Montessori School is comfortable with a roster of twenty-four (24) students at maximum.

Mr. Uckotter stated that Juniper Montessori School could have a maximum of thirty-six (36) students enrolled at a time. However, a maximum of twenty-four (24) students would be permitted on any given date.

Mr. Leugers asked the Board if there were any additional comments or if anyone would like to make a motion.

Mr. Ramicone stated that he would like to make a motion to approve the Conditional Use as recommended by Staff.

Mr. Scholtz seconded the motion.

Mr. Scholtz Called roll:

Mr. Ramicone- YES  
Mr. Ten Eyck - YES  
Mr. Leugers- YES  
Mr. Hoalst- YES  
Mr. Scholtz- YES

**Item 7. Date of next meeting**

Monday, November 18, 2024, at 6:00 pm.

**Item 8.-Communication or Miscellaneous Business**

Mr. Uckotter asked the Board if they would be interested in moving the Board of Zoning Appeals meeting from Monday nights to Wednesdays or Thursdays in 2025. Mr. Hoalst stated that Mondays and Wednesdays work best for him.

**Item 9. – Adjournment**

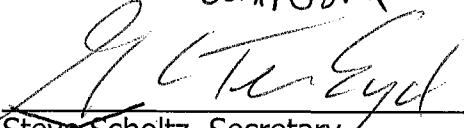
Mr. Leugers sought a motion to adjourn. Mr. Ramicone made a motion to adjourn, seconded by Mr. Ten Eyck.

Mr. Scholtz called roll:

Mr. Ramicone- YES  
Mr. Ten Eyck - YES  
Mr. Leugers- YES  
Mr. Hoalst- YES  
Mr. Scholtz- YES

The meeting adjourned at 6:32 p.m.  
Meeting minutes prepared by Jon Ragan

  
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~~Ted Leagers~~, Chairman

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~~Steve Scholtz~~, Secretary