

Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road
Monday, September 09, 2024
6:00 p.m.

Mr. Roger Friedmann – Chairman
Mr. Rich Barrick – Vice-Chairman
Ms. Anne Flanagan – Member
Mr. Bill Mees – Member
Mr. Steve Roos – Member
Mr. Bill Swanson - Alternate

Item 1. – Meeting called to Order

Mr. Friedmann called the meeting of the Zoning Commission to order at 6:00 p.m. on Monday, September 09, 2024.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Ms. Flanagan, Mr. Friedmann, Mr. Mees, Mr. Swanson

Members Absent: Mr. Barrick, Mr. Roos

Staff Present: Jon Ragan

Item 3. – Approval of June 10, 2024, Meeting Minutes

Mr. Friedmann asked if there was a motion to approve the June 10, 2024, meeting minutes.

Ms. Flanagan stated that two corrections were given to Mr. Ragan (page 4 "omitted" should say "emitted", and on page 7 "IRS" should say "ISR").

Mr. Mees made a motion to approve the June 10, 2024, minutes.

Ms. Flanagan seconded the motion.

All in favor, none opposed.

Item 4. – Old Business

None.

Item 5. -New Business

Case: 2024-04MA(LASR)

Applicant: Aaron Hart

Location: 7875 Montgomery Road (Suite 3112)

Request: Major adjustment to a LASR

Proposal: Mr. Ragan stated that the applicant (NORTHSTAR) seeks approval of an additional wall sign (4.5sf) "Café + Bar" and an additional 2.42sf of wall sign square footage total for the suite. Mr. Ragan stated that the applicant seeks relief from condition four (4) of the 2003-15LASR and section 13-12.4B of the STZR.

Mr. Ragan stated that due to the distance of the suite from Montgomery Road, the wayfinding/functional elements of the proposed sign, and the proposed size of the sign – staff views the proposal as de minimis.

Recommendation: Mr. Ragan stated that staff recommended approval of the LASR Modification as proposed, with the following conditions:

- 1) If NorthStar Café were to vacate and exit this suite, the LASR modification shall be voided. Future tenants of the suite seeking additional signage shall apply for a new LASR modification request.
- 2) The signs shall not be digital, nor flash.

Mr. Friedmann asked if the applicant would introduce themselves.

Aaron Hart with NorthStar Café (1442 W Lane Ave, Columbus OH 43221) introduced himself from the podium. Mr. Hart stated that he would appreciate a positive recommendation from the Board. Mr. Hart stated that he feels that the proposed signage would help customers find NorthStar's entrance.

Mr. Friedmann asked the board if there were any questions or comments.

Mr. Swanson asked if there is allocated parking for the restaurants at the Kenwood Towne Centre.

The applicant Mr. Hart stated that there is no allocated parking for the restaurants at the Kenwood Towne Centre, and parking is whatever is available in the lot.

Mr. Ragan stated that was correct.

Mr. Friedmann stated for the record that no one was present from the general public on behalf of case 2024-04MA(LASR).

Ms. Flanagan stated that she would like to make a motion to consider case 2024-04MA(LASR) with the two (2) conditions noted by staff in the staff report.

Mr. Swanson seconded the motion.

Mr. Mees called roll:

Ms. Flanagan-Aye
Mr. Friedmann-Aye
Mr. Swanson-Aye
Mr. Mees-Aye

Mr. Ragan stated that case 2024-04MA will be heard by the Sycamore Township Trustees. (October 22nd, 2024, at 6:40pm).

Item 6. – Township Report

Mr. Friedmann asked Mr. Ragan if there was anything to report. Mr. Ragan stated that the submittal deadline for the October 17th, 2024, Zoning Commission meeting had passed and there would be no October meeting due to no cases.

Item 7. – Date of next meeting

Thursday, October 17, 2024, at 6:00 p.m.

Item 8. - Adjournment


Mr. Mees moved to adjourn. Mr. Swanson seconded. Mr. Friedmann called for a vote. All voted yes.

The meeting adjourned at 6:10 p.m.

09/09/2024 Meeting minutes recorded by Jon Ragan



Roger Friedmann, Chairman 11/14/24
Date



Bill Mees, Secretary 11/14/24
Date