

**Meeting Minutes**  
**Sycamore Township Zoning Commission**  
**Township Administration Building**  
**8540 Kenwood Road**  
**Thursday, November 14, 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 Zoning Commission meeting to order at 6:00 p.m. on Thursday, November 14, 2024.

**Item 2. – Roll Call of the Board**

Mr. Mees called the roll.

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

Members Absent: None

Staff Present: Jeff Uckotter, Kevin Clark, Jon Ragan

**Item 3. – Approval of September 9, 2024, Meeting Minutes**

Mr. Friedmann asked if there was a motion to approve the September 9, 2024, meeting minutes.

Ms. Flanagan made a motion to approve the September 9, 2024, minutes.

Mr. Mees seconded the motion.

All in favor, none opposed.

**Item 4. – Old Business**

None.

## **Item 5. -New Business**

Case: 2024-05P2

Applicant: Rize, Inc.

Location: 10777 & 10793 Montgomery Road

Request: PUD II

Mr. Uckotter displayed a site plan of the subject properties, listing 10777 Montgomery Road as Property 1 and 10793 Montgomery Road as Property 2.

**Proposal:** Mr. Uckotter stated that the applicant seeks a PUD II to modernize both Property 1 and Property 2 by adding parking, landscaping, and improving site circulation. Mr. Uckotter stated that for Property 2, the applicant proposes a 109-square-foot front foyer restaurant addition in addition to a 200-square-foot front outdoor dining patio.

Mr. Uckotter spoke on the history of the subject site, noting that Kings Dental (Property 1), did not install the required landscaping in the front of the building (zoning certificate SYZ-20-006).

Mr. Uckotter stated that the Sycamore Township Future Land Use Plan calls for commercial, which is consistent with the applicants proposal.

Mr. Uckotter stated that the proposed parking count is sufficient, noting that there is a proposed increase of three (3) spaces from 43 spaces to 46 spaces for Properties 1 and 2. Mr. Uckotter spoke on the proposed parking lot striping, a sidewalk expansion, and an ingress/egress condition between the properties to be finalized and recorded prior to approval of the Zoning Compliance Plan.

Mr. Uckotter displayed renderings of the proposed building materials and landscape plan, stating that an extended planting area is proposed on the southeast side of the parking lot on Property 2.

Mr. Uckotter stated that a photometric plan was not provided.

Mr. Uckotter spoke on the permanent signage proposed for the site. Mr. Uckotter stated that he proposes a condition to memorialize the location of the existing monument signs in the event that they are sought to be replaced – unless a sight distance issue is caused due to future road expansion.

Mr. Uckotter stated that a masonry dumpster enclosure is required. Mr. Uckotter noted that staff has no concern that the dumpster enclosure is proposed on the property line with an ~ 0' side yard setback.

## **Recommendation:**

Mr. Uckotter stated that staff recommends approval of the PUD II with the following conditions:

1. On Property 2, lot striping is required showing no parking on the southwest side of the property (as generally shown in this report).
2. On Property 2, 18" curb (note #9) is to be extended which will increase the planting area on the southeast side of the property (as generally shown in this report).
3. An ingress/egress easement between the properties shall be finalized and recorded prior to approval of the Zoning Compliance Plan.
4. Prior to approval of the Zoning Compliance Plan, feedback shall be provided by Hamilton County Soil/Water Conservation District/ Storm Water related to the stormwater detention on Property 1 and Property 2.
5. A masonry dumpster enclosure elevation is required for Property 2.
6. The location of the following accessory structures shall be accepted as part of this plan unless a sight distance issue is caused due to future road expansion:
  - o Property 1 Monument Sign – 0.0 feet from ROW.
  - o Property 2 Monument Sign – 4.5 feet from side property line.
  - o Property 2 Masonry Dumpster Enclosure 0.0 feet from the right rear property line.
7. If ultimately approved, but never built, Property 1 Landscaping shall revert to the Landscape Plan from Zoning Certificate 2020-006.

Ms. Flanagan asked Mr. Uckotter if the site's current lighting is in compliance. Mr. Uckotter stated that the current lighting is in compliance, and the Planning & Zoning Department has not received any complaints regarding the lighting on site.

Mr. Barrick expressed his concerns about the proposed parking lot striping near the bypass lane for Property 2 and the traffic pattern between Properties 1 and 2. Mr. Uckotter and Mr. Barrick discussed the proposed traffic pattern and the possibility of a curb to differentiate the two properties. Noting the ISR on site, Mr. Barrick stated that additional landscaping could be added (near keynote #9 on the site plan).

Mr. Friedmann asked if the applicant(s) would introduce themselves.

Garrett Spargur (213 N. High Street, Hillsboro OH, 45133) with McCarty Associates, LLC, introduced himself from the podium. Mr. Spargur spoke on the proposed building addition, parking, ingress/egress, patio seating, and dumpster enclosure. Mr. Spargur reviewed each condition proposed by staff. Mr. Spargur stated that McCarty Associates, LLC, has no issues with the conditions of approval presented by staff. Mr. Spargur stated that an auto-TURN study was done with a garbage truck in mind to ensure the drive aisle spacing is adequate. Mr. Spargur stated that McCarty Associates, LLC is exploring options for an access easement connecting Properties 1 and 2, as well as the property to the north of the subject property. Regarding stormwater detention for Properties 1 and 2, Mr. Spargur stated that if detention is required, McCarty Associates, LLC plans to install a catch basin

on Property 1 in the parking lot. Mr. Spargur stated that there is no plan to add additional lighting on site because the existing lighting is sufficient.

Mr. Uckotter asked Mr. Spargur if foundation plantings were considered along the proposed sidewalk extension on Property 1.

Mr. Spargur stated that McCarty Associates, LLC has not discussed foundation plantings with the client.

There was discussion between Mr. Uckotter and Mr. Spargur regarding the ingress/egress of vehicles on site.

Mr. Barrick expressed his concern relating to the flow of traffic on site. Mr. Barrick stated that the curb on Property 2 (north of keynote #10 on the site plan) could be bumped out to align with the outbound lane. Mr. Spargur stated that if the drive-thru backs up to the bumped-out point, there may be issues with the overall flow of traffic.

Mr. Friedmann asked if anyone would like to make a motion.

Ms. Flanagan stated that she would like to make a motion to consider case 2024-05P2 with the seven (7) conditions listed in the staff report.

Mr. Mees seconded the motion.

Mr. Swanson asked for clarification on condition seven (7). Mr. Swanson stated that he is unsure how condition seven (7) could ever be enforced.

Mr. Uckotter stated that there is a validity period of one (1) year on the plan as proposed.

Mr. Mees called roll:

Ms. Flanagan-Aye  
Mr. Barrick-Aye  
Mr. Friedmann-Aye  
Mr. Roos-Aye  
Mr. Mees-Aye

Mr. Uckotter stated that case 2024-05P2 will be heard by the Sycamore Township Trustees on December 17<sup>th</sup>, 2024, at 6:30 pm.

### **Item 6. – Township Report**

Mr. Friedmann asked Mr. Uckotter if there was anything to report. Mr. Uckotter stated that the next case for the next meeting involves the western endcap of the Dillonvale Shopping Center.

**Item 7. – Date of next meeting**

Monday, December 9, 2024, at 6:00 p.m.

**Item 8. - Adjournment**

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

The meeting adjourned at 6:53 p.m.  
11/14/2024 Meeting minutes recorded by Jon Ragan

  
\_\_\_\_\_  
Roger Friedmann, Chairman                      12/9/24  
Date

  
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Bill Mees, Secretary                              12/9/24  
Date