

**Meeting Minutes  
Sycamore Township Zoning Commission  
Township Administration Building  
8540 Kenwood Road  
Thursday, March 13, 2025  
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**

Ms. Flanagan called the Zoning Commission meeting to order at 6:00 p.m. on Thursday, March 13, 2025.

**Item 2. – Roll Call of the Board**

Mr. Mees called the roll.

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

Members Absent: Mr. Barrick, Mr. Friedmann

Staff Present: Jeff Uckotter, Kevin Clark, Jon Ragan

**Item 3. – Approval of February 20, 2025, Meeting Minutes**

Ms. Flanagan stated that board-initiated changes were made to the conditions of approval for case 2025-01P2 in the February 20, 2025, meeting minutes. Mr. Uckotter reviewed the changes and showed where the updates were made.

Mr. Mees made a motion to approve the minutes for February 20, 2025.

Mr. Swanson seconded the motion.

All in favor, none opposed.

**Item 4. – Old Business – Continued from February 20, 2025**

Case: 2024-07P2

Applicant: Daniel R. Brooks (for Enterprise)

Location: 3912 E. Galbraith Road

Request: PUD II

Mr. Uckotter stated that the applicant has requested case 2024-07P2 be continued until the next meeting.

**Item 5. - New Business**

Case: 2025-02TC

Applicant: Trustee Initiated

Location: Sycamore Township

Request: Text Change

Mr. Uckotter stated that 2025-02TC is a text change case and was initiated by the Sycamore Township Board of Trustees on February 11, 2025 (Resolution 2025-015). Mr. Uckotter presented Resolution 2025-015, reviewing the proposed changes highlighted in red in the following chapters:

**Chapter 4 Outdoor Residential Storage – PAGE 4**

**Chapter 13 Signs – PAGES 5-19**

Mr. Uckotter noted the prohibition of digital signage and a proposed shift in how signage is measured. Mr. Uckotter explained the proposal to measure sign face, where previously, signage was measured based on surface display.

**Chapter 3.2 – PAGE 20**

Mr. Uckotter noted the proposed changes to the industrial use table relating to substance use disorder treatment facilities, recycling facilities, transfer stations, and drop-off centers. Mr. Uckotter noted that as proposed, cannabis dispensary use is shown as a conditional use.

**Chapter 2 Definitions – PAGES 22-33**

**Chapter 17 Cannabis Dispensary Conditional Use – PAGES 34,35**

Mr. Uckotter reviewed the conditional use table for cannabis dispensaries and the specific criteria for their conditional use.

Mr. Roos made a motion to accept the text change amendments as presented and shown by staff in Resolution 2025-015.

Mr. Mees seconded the motion.

Ms. Flanagan asked if anyone had further discussion. There was none.

Mr. Mees called roll:

Ms. Flanagan – Aye

Mr. Swanson – Aye

Mr. Roos - Aye

Mr. Mees - Aye

**Item 6. – Township Report**

Ms. Flanagan asked Mr. Uckotter if there was anything to report. Mr. Uckotter stated that case 2025-02TC will be heard by the Sycamore Township Board of Trustees sometime in April 2025.

**Item 7. – Date of next meeting**

Thursday, April 10, 2025, at 6:00 p.m.

**Item 8. - Adjournment**

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

The meeting adjourned at 6:54 p.m.

3/13/2025 Meeting minutes recorded by Jon Ragan

Anne S. Flanagan  
Roger Friedmann, Chairman      Date 4-10-25  
~~Anne Flanagan~~

Bill Mees  
Bill Mees, Secretary      Date 4/10/25