

**Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road
Thursday, September 11, 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

Mr. Friedmann called the Zoning Commission meeting to order at 6:00 p.m. on Thursday, September 11, 2025.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Members Absent: Mr. Barrick

Staff Present: Jeff Uckotter, Jon Ragan

Item 3. – Approval of April 10, 2025, Meeting Minutes

Mr. Friedmann asked if there was a motion to approve the April 10, 2025, meeting minutes.

Mr. Roos made a motion to approve the April 10, 2025, minutes.

Mr. Swanson seconded the motion.

All in favor, none opposed.

Item 4. – Old Business

None

Item 5. - New Business

Case: ZC-2025-3

Applicant: Eli Kadiu/Steven Hampton

Location: 8401/8403 St Clair Av

Request: PUD I

Mr. Uckotter presented case ZC-2025-3 stating that the subject properties of 8401/8403 St Clair Av are zoned "C"- single family residential. Mr. Uckotter explained that the applicant has been seeking a pathway to split the existing two (2) lots into three (3) lots, to allow for the construction of three (3) single family residences.

Mr. Uckotter referenced the April 2025 BZA meeting (case SYCB250004), stating that the applicants' first request to create three (3) lots via substantial variance requests was unanimously denied by the BZA board. Mr. Uckotter presented the applicants denied BZA proposal to the Zoning Commission board.

Mr. Uckotter stated that for the proposed residential PUD 1, the applicant seeks a similar site arrangement that aims to site three (3) lots into the subject area using the zero-lot line setback and area/width standards found in STZR 4-2.5B. Mr. Uckotter noted that the "C" – single family residential district max density is 7.26 units per acre. Mr. Uckotter presented applicable code STZR 4-2.5B, and the applicants proposed plans showing three lots and three single family homes. Mr. Uckotter noted that the proposed corner lot does not have a 40-foot minimum buildable width required in STZR 4-1.5B, he also noted that the dedicated open space shown on the proposed plan is what would traditionally be considered a front yard. Mr. Uckotter stated that the applicants residential PUD 1 approach is novel.

Mr. Uckotter stated that it is staff's view that this case's themes are similar to those of the denied variance requests in case SYCB250004, noting that the applicant is seeking a workaround of zoning standards. Mr. Uckotter stated that the applicant's proposal lacks the green or open space around all the proposed groupings of lots as shown in STZR 4.25B. Mr. Uckotter stated that approving the proposed PUD 1 would create terrible precedent. Mr. Uckotter noted that the framers of the zoning resolution set the "C" – single family zoning district area standards with the understanding that there are nonconforming lots in the area that were conceived in the early 20th century. Mr. Uckotter reiterated that the applicants' corner lot proposal (lot three (3)), violates STZR 4-1.5B, which requires at least 40 feet of buildable width of a corner lot.

Mr. Uckotter stated that staff recommends *denial* of the proposed PUD 1 due to the reasons stated in the staff report and presented to the board.

Steven Hampton (5562 Wasigo Drive, 45230), introduced himself as the applicant/architect at the podium. Mr. Hampton stated that he agrees fully with Mr. Uckotter's assertion that the PUD 1 proposal is a novel approach, however, it's to create three (3) new homes in the Township. Mr. Hampton read "A PUD's purpose per Chapter 18" and presented the preliminary site plan with the adjacent zoning site plans. Mr. Hampton stated that the 40-foot buildable lot width requirement does not apply to new lots which have their own dimensional requirements. Mr. Hampton stated that the proposed project is a good fit for Sycamore Township and the neighborhood.

Mr. Roos asked Mr. Hampton if the surrounding homes shown on the adjacent zoning site plans were all older homes, perhaps built before zoning. Mr. Hampton stated that was

correct. Mr. Friedmann asked Mr. Hampton if any of the surrounding properties were built after the adoption of the Sycamore Township Zoning Resolution. Mr. Hampton stated that he believed so, however, he did not verify what year each surrounding home was constructed. Mr. Friedmann asked about the strip of land that has yet to be consolidated (a five (5) foot strip at the north of the property). Mr. Hampton stated that the strip of land is under contract to be purchased by the other applicant Eli Kadiu.

Eli Kadiu (5052 Elmcrest Ln, 45242), introduced himself at the podium as the applicant. Mr. Kadiu stated that he renovates old homes and has done a lot of work in the surrounding area. Mr. Kadiu stated that there are many jurisdictions that allow a fifty percent reduction for corner lots, such as the City of Cincinnati. Mr. Kadiu stated that the three proposed homes match the character of the neighborhood, and it would be detrimental to build only two homes.

Mr. Uckotter stated that staff received a letter from Kaelyn Savidge (8402 St Clair Ave), in support of the PUD 1 proposal.

Mr. Mees stated that he does not feel that this proposal aligns with the spirit of what a PUD is intended to be. Mr. Mees stated that a spot zoning PUD increases the density of the area.

Mr. Roos stated that he has concerns about setting a bad precedent and he feels that the proposal is like trying to put ten pounds of sugar into a five pound bag.

Ms. Flanagan stated that the proposed homes look very nice, however, the description of dedicated open space shown on the proposed plans is a pitiful example when compared to what is in the zoning resolution. Ms. Flanagan noted that the description in the zoning resolution speaks of public access dedicated open space. Ms. Flanagan stated that she does not believe that two (2) homes rather than three (3) would be detrimental to the surrounding area.

Mr. Swanson stated that he agrees with Ms. Flanagan.

Mr. Friedmann stated that the zoning resolution dictates the allowable dimensions, and he agrees with the comments stating that this proposal is not the typical residential PUD. Mr. Friedmann noted that typically open space is just that, open space – available to everyone. Mr. Friedmann stated that he agreed with Mr. Roos' analogy when comparing the proposed PUD 1 plan to cramming ten pounds of sugar in a five pound bag.

There were no further comments from the public.

Mr. Roos moved that case ZC-2025-3 is considered. Ms. Flanagan seconded.

Mr. Friedmann asked if anyone had further discussion. There was none.

Mr. Mees called roll:

Ms. Flanagan – No
Mr. Swanson- No
Mr. Friedmann – No
Mr. Roos - No
Mr. Mees – No

Mr. Uckotter stated that this case would go to the Township Trustees if appealed, which would most likely be an October (2025) meeting.

Case: ZC-2025-4
Applicant: Sycamore Township Trustees
Location: 8540 Kenwood Road
Request: Text Change

Mr. Uckotter presented resolution 2025-065 Initiating Amendment To The Sycamore Township Zoning Resolution. Mr. Uckotter stated that the theme of the amendment is to orient our zoning resolution to be more congruent with the Ohio Revised Code. Mr. Uckotter reviewed the proposed changes relating to public utility policy and public noticing policy.

Mr. Roos made a motion to consider case ZC-2025-4, Mr. Mees seconded, all voted aye.

Item 6. – Township Report

Mr. Friedmann asked Mr. Uckotter if there was anything to report. Mr. Uckotter stated that there was nothing to report at this time.

Item 7. – Date of next meeting

Thursday, October 9, 2025, at 6:00 p.m.

Item 8. - Adjournment

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

The meeting adjourned at 7:05 p.m.
9/11/2025 Meeting minutes recorded by Jon Ragan



Roger Friedmann, Chairman

Date



Bill Mees, Secretary

10/9/25

Date