

March 10, 2014

Mr. Roger Friedman – Chairman
Mr. Rich Barrick – Vice-Chairman
Mr. Tom Kronenberger – Member
Ms. Anne Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – Alternate

Item 1. – Meeting called to Order

Mr. Friedman called the regular meeting of the Zoning Commission to order at 7:02 p.m. on Monday, March 10, 2014.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Ms. Flanagan, Mr. Friedman, Mr. Kronenberger, Mr. Mees and Mr. Barrick

Members Absent: Mr. Roos

Staff Present: Greg Bickford, Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the February 10, 2014 meeting minutes.

Mr. Friedman asked for any corrections to the February 10, 2014 minutes.

Mr. Friedman entertained a motion to approve the February 10, 2014 meeting minutes.

Ms. Flanagan moved to approve the February 10, 2014 meeting minutes.

Mr. Mees seconded.

All voted – yes.

Item 4. – New Business

2014-03P2
CDS Associates
7875 Montgomery Road
PUD2

Mr. Friedman announced that Mr. Barrick requested to recuse himself from hearing this case due to possible conflicts of interest.

Mr. Bickford presented the case and case history in a power point presentation. Mr. Bickford stated that a PUD2 approval was required because the Kenwood Towne Centre has an LASR previously approved by the Board of Trustees. The LASR allowed exterior signage only for tenants with a direct exterior entrance. The North Face will not have a direct entrance and therefore would not be permitted signage under the current LASR. Mr. Bickford noted the 700 square foot “bump out” addition would not affect parking requirements and therefore was already administratively approved.

Mr. Mees asked for clarification on the square footage of the proposed signs and the metal shown on the renderings.

Mr. Bickford replied that each sign would be 81 square feet and that the metal in the renderings is part of the addition and not considered signage.

Mr. Friedman asked what would be on the interior of the addition.

Mr. Bickford stated the addition would be used for merchandise storage and a display window.

Mr. Friedman asked if the applicant was present and wished to speak.

Neena Jud, architect with CDS Associates, 11120 Kenwood Road, Cincinnati, OH 45242, addressed the board. Ms. Jud stated that one of the proposed signs would be visible from Kenwood Road and the second would face the Forever XXI. She explained that the double face style sign was the standard for The North Face retail stores. Ms. Jud pointed out that there is a Kenwood Towne Centre tenant, Anthropologie, without a direct entrance that has an exterior sign.

Mr. Bickford noted that the signage for Anthropologie's tenant space was originally approved for the previous occupant, West Elm, in the LASR because it had a direct entrance at one time.

Mr. Friedman asked if the signage being proposed was part of the lease agreement for The North Face.

Ms. Jud said she could not answer that question.

Mr. Mees asked if The North Face would like a direct entrance.

Ms. Jud replied with the layout of the space the tenant preferred just one entrance and with the mall entrance directly adjacent it did not seem necessary.

Ms. Flanagan asked if a sign in the window had been considered.

Ms. Jud replied not that she was aware.

Mr. Bickford said it would still be considered a sign by zoning if it was in the window.

Mr. Mees inquired about the size of the tenant space.

Ms. Jud replied 6000 square feet.

Mr. Mees asked where the nearest The North Face retail store was located.

Ms. Jud replied the closest that was not in an outlet mall is in Indianapolis.

Mr. Friedman asked if anyone else present wished to speak. No response.

Mr. Kronenberger moved to consider Case 2014-03P2 as submitted.

Ms. Flanagan seconded.

The board discussed the issues brought before them.

Mr. Mees pointed out that the size and uniqueness of the tenant made the request worth considering for approval.

Ms. Flanagan, Mr. Kronenberger and Mr. Friedman all expressed concern about setting a precedent by allowing a tenant without a direct entrance to have exterior signage.

Mr. Mees called roll.

Ms. Flanagan – NEA
Mr. Barrick – ABSTAIN
Mr. Friedman – NEA
Mr. Kronenberger – NEA
Mr. Mees – AYE

Mr. Bickford noted the case would be heard by the Board of Trustees on April 3, 2014.

Item 5. – Trustees Report

Mr. Bickford reported that Chapter 13 of the Sycamore Township Zoning Resolution, which addresses signage, was in need of updating.

Ms. Flanagan made a motion to initiate text amendments to Chapter 13 of the Sycamore Township Zoning Resolution.

Mr. Barrick seconded.

All voted AYE.

Mr. Bickford informed the board about a resolution recently passed by the Trustees prohibiting signs in the public right of way.

Mr. Barrick inquired about trees that were removed on a property involved in a previously withdrawn case. Mr. Barrick wondered if there was anything the Zoning Commission could do in the future to prevent mature trees from being removed.

Mr. Bickford answered that the property in question had been developed prior to local zoning and approved by Hamilton County without much documentation. He said there is nothing that could be added to the Zoning Resolution that would affect previously approved PUD.

Mr. Bickford said the Kenwood Collection could be coming before the Zoning Commission with plans as early as April.

Mr. Friedman noted the date of the next meeting: April 14, 2014.

Item 6. – Adjournment

Mr. Barrick moved to adjourn.

Mr. Mees seconded.

All voted yes.

Meeting adjourned at 7:34 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant