April 13, 2009

Mr. Roger Friedman - Chairman

Mr. Rich Barrick - Co-Chairman

Mr. Jerry Thamann - Secretary

Mrs. Ann Flanagan - Member

Mr. Bill Mees - Member

Mr. John Cordell - Alternate

# Item 1. - Meeting called to Order

Chairman Friedman called the regular meeting of the Zoning Commission to order at 7:00 PM on Monday, April 13, 2009.

#### Item 2. - Roll Call of the Board

Mr. Thamann called the roll.

Members Present: Mrs. Flanagan, Mr. Barrick, Mr. Friedman, Mr. Thamann, Mr. Mees,

Mr. Cordell

Also Present: Greg Bickford and Becky Stratton

#### Item 3. - Approval of Minutes

Mr. Friedman stated the first order of business was to approve the March 9, 2009 meeting minutes.

Mr. Friedman asked for any corrections.

No corrections were made.

Mr. Friedman entertained a motion to approve the March 2009 meeting minutes.

Mrs. Flanagan moved to approve the March 2009 meeting minutes.

Mr. Thamann seconded.

All voted yes.

#### Item 4. - Old Business

N/A

#### <u>Item 5. – New Business</u>

2009-06P2 Midland Atlantic Properties 7790 Montgomery Road PUD II

Mr. Mees and Mr. Barrick both excused themselves from the case due to a conflict of interest.

Mr. Bickford presented the case and the case history.

Mr. Friedman asked if the applicant would like to add anything further.

Mr. John Silverman w/Midland Atlantic Properties – 8044 Montgomery road, Suite 710, Cincinnati, OH 45236 presented additional information concerning the case.

The board asked questions of Mr. Bickford and the board discussed the issues brought before them.

Mr. Friedman asked if there was anyone from the public this evening that would like to comment on the proposal?

No response.

Mr. Friedman closed the floor to questions and comments from the public and opened the floor to questions and comments from the board.

The board discussed the issues brought before them.

Mr. Friedman entertained a motion to consider Case#: 2009-06P2.

Mr. Thamann moved to consider Case#: 2009-06P2 as submitted w/the following conditions:

- 1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution be adhered to
- 2. All new ground level and roof top mechanical equipment visible from public streets shall be screened and/or must work with Township staff to ensure that the rooftop mechanicals are not any more visible than they exist today
- 3. The dumpster surround be constructed of either brick or stone or split face concrete block that is consistent with the main structure
- 4. That no outdoor advertising, bench billboards, or light post advertising be permitted on the site
- 5. That no outdoor display or sale of merchandise be permitted in any vehicular use area
- 6. That the use of a restaurant be prohibited
- 7. No freestanding signage be permitted. The property has the ability to use the an existing panel on the Sycamore Center freestanding sign along Kenwood Road. Any changes to the existing sign on Montgomery Road must be approved via the LSAR modification process
- 8. The applicant work with Township staff to increase the landscape on the Township owned parking area

Mrs. Flanagan seconded.

Mr. Thamann called the roll.

Mrs. Flanagan - AYE

Mr. Barrick - ABSTAIN

Mr. Friedman – AYE

Mr. Thamann - AYE

Mr. Mees - ABSTAIN

Mr. Cordell - AYE

Mr. Friedman thanked the applicant for coming in this evening and explained that this would now go before the Board of Trustees for final approval.

Mr. Bickford noted the Trustees should hear it on May 7, 2009.

#### <u>Item 6. – Trustees Report</u>

Mr. Bickford noted that the Hills project was denied by the Trustees and Hills has now filed suit against the Township.

#### Item 7. - Date of Next Meeting

Mr. Friedman noted the date of the next meeting - Monday, May 11, 2009.

### <u>Item 8. - Communications and Miscellaneous Business</u>

Mr. Bickford noted the new case that will be brought to the board next month.

Mr. Barrick noted the changes he would like to see with the recommendations being made to the Trustees.

## Item 9. - Adjournment

Mr. Friedman entertained a motion to adjourn.

Mr. Mees moved to adjourn.

Mr. Barrick seconded.

All voted yes.

Meeting adjourned at 7:30 PM.

Minutes Recorded by: Rebecca J. Stratton

Planning & Zoning Assistant