

July 14, 2014

Mr. Roger Friedmann – 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. Friedmann called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, July 14, 2014.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Mr. Roos, Mr. Barrick, Mr. Friedmann, Mr. Kronenberger and Mr. Mees

Members Absent: Ms. Flanagan

Staff Present: Greg Bickford and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the April 14, 2014 meeting minutes.

Mr. Friedmann asked for any corrections to the April 14, 2014 minutes.

Mr. Friedmann entertained a motion to approve the April 14, 2014 meeting minutes.

Mr. Mees moved to approve the April 14, 2014 meeting minutes.

Mr. Roos seconded.

All voted – yes.

Item 4. – New Business

2014-07MA
Scott Street Partners - II
8260 Northcreek Drive
Major Adjustment to a PUD

Mr. Bickford presented the case and case history in a power point presentation. Mr. Bickford noted the case was a request for a Major Adjustment to Case 2014-05MA which was heard in April and approved by the Trustees in May. The applicant was requesting temporary signs to be in place during construction of the new office building. Mr. Bickford noted the number, size and locations of the proposed temporary signs.

Mr. Mees asked Mr. Bickford to review again the sign locations.

Mr. Mees noted the Board had copies of emails from residents concerned about the proposed signs being visible from Kugler Mill Road and asked if the signs would be visible from there.

Mr. Bickford said at least part of one of the 192 square foot signs may be visible from Kugler Mill Road.

Mr. Kronenberger inquired about the difference in square footage of temporary signage proposed versus what would be permitted as of right by the Sycamore Township Zoning Resolution.

Mr. Bickford stated the applicant was proposing 1,232 square feet and the Zoning Resolution allows for 64 square feet.

Mr. Kronenberger asked for the definition of a construction sign.

Mr. Bickford clarified.

Mr. Roos asked if all the proposed signs would be temporary.

Mr. Bickford answered yes.

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

Mr. David Kubicki, of Kubicki Real Estate, partner with Scott Street Partners in the development, addressed the Board. Mr. Kubicki stated the signs were meant to break up the black construction fence. He noted they would be 60 percent renderings of the new office building intended to let customers entering the parking lot know what is coming. He stated the signs should not be visible from Kugler Mill Road.

The Board asked questions of Mr. Kubicki.

Mr. Friedmann asked if TriHealth had already committed to the new building.

Mr. Kubicki answered yes.

Mr. Friedmann said it seemed unnecessary to actively market the site when the tenant was already committed and that the signs were advertising for TriHealth.

Mr. Kubicki said the intent of the signs is to break up the black fence and let people know what is being constructed.

Mr. Friedmann asked if anyone from the public wished to comment. No response.

Mr. Kronenberger moved to consider Case 2014-07MA.

Mr. Barrick seconded.

The Board discussed the issues brought before them.

Mr. Kronenberger said he did not have a problem with the construction signs and said that while the 64 square feet allowed by the Zoning Resolution might be restrictive for such a large site, the proposed amount of signs was too disproportionate. Mr. Kronenberger suggested allowing two of the 192 square feet signs.

Discussion ensued about the number and location of signs to allow.

Mr. Friedmann agreed the proposed signage was way beyond what was permitted by the Zoning Resolution and should be scaled back. Mr. Friedman proposed allowing the construction signs, signs "C", "D" and "F", and allowing two signs on the black fence and one on the structure when erected.

Mr. Kronenberger made a revised motion to consider Case 2014-07MA with the following conditions:

1. Signs "C", "D" and "F" are approved as submitted.
2. Only three (3) of the 192 square foot temporary signs will be permitted in the following locations:
 - a. One sign in the southern portion of the property near the entrance
 - b. One sign mounted on the fence in the northern location
 - c. One ground mounted sign visible from I-71. The applicant is permitted to move the sign from the ground to the building once the shell is erected.

Mr. Mees seconded.

Mr. Mees called roll.

Mr. Roos – AYE

Mr. Barrick – AYE

Mr. Friedmann – AYE

Mr. Kronenberger - AYE

Mr. Mees – AYE

Mr. Bickford noted the case would be heard by the Board of Trustees on August 7, 2014.

Item 5. – Trustees Report

Mr. Bickford reported that the Sycamore Township Zoning Resolution and Land Use Plan would be reviewed by a consultant next year.

Item 6. – Adjournment

Mr. Mees moved to adjourn.

Mr. Barrick seconded.

All voted yes.

Meeting adjourned at 7:56 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant