

February 28, 2019

Mr. Roger Friedmann – Chairman
Mr. Rich Barrick – Vice-Chairman
Ms. Anne Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – Member

Item 1. – Meeting called to Order

Mr. Friedmann called the regular meeting of the Zoning Commission to order at 6:13 p.m. on Thursday, February 28, 2019.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Members Absent: Ms. Flanagan

Staff Present: Harry Holbert and Jessica Daves

Item 5. – Old Business

2018-11T
Sycamore Township
Text Amendments to Zoning Resolution

Mr. Friedmann stated the next order of business is the continuing discussion of the proposed amendments to the Zoning Resolution.

Mr. Holbert said that he has a couple comments. He said he was looking into the PUD and site plan review process and, based on the comments he was getting from the residents, those sections are unclear.

Mr. Holbert explained the PUD and the site plan review.

There was discussion about the confusion about PUDs.

Mr. Holbert said once he started looking into it, he does not think it is right to eliminate the PUD because they do have planned unit developments, double letter districts, and any type of modification to those have to go through that process. If it is just a matter of getting relief from an item that is a site plan review.

There was discussion among the Zoning Commission members and Mr. Holbert about PUDs, site plan review, and LASRs.

Mr. Mees asked Mr. Holbert if the only way to change zoning is by going through the PUD process.

Mr. Holbert answered with the new proposal yes that would be the process.

Mr. Mees asked Mr. Holbert if a zone change is automatically a PUD.

Mr. Holbert answered yes.

Mr. Friedmann said he's not sure that will prove to be accurate. Typically the amendment could include a change from an "A" classic residential classification to an "E" retail. It doesn't have to be a planned development, it doesn't have to be a PUD.

Mr. Holbert said you are correct. But it is that zone change designation that triggers the PUD process.

There was continued discussion about PUDs and zone change.

Mr. Holbert said that is the reason for the site plan review instead of a PUD; not everything would be a double letter district. He said he will have to look in to see where zone changes fit noting it shouldn't be called a PUD, it is a zone change process. He said he does not think that is separated and he doesn't see that falling into a site plan review.

Mr. Holbert said the process is treated the same so it still starts regional planning, still goes through zoning commission, staff presentation, public comment, it is no different. Zoning Commission has discussion, they then make a recommendation to the Board of Trustees to approve, deny, or approve with conditions.

Mr. Holbert explained the process in more detail.

Mr. Holbert presented and explained the spreadsheet.

Mr. Tom James, of 5784 White Chapel Dr., Sycamore Township, OH 45236, addressed the Board asking the Zoning Commission if they received a memo from a resident and a copy of the Regional Planning Commission report.

Mr. Friedmann answered yes.

There was discussion regarding the Regional Planning commission review, current zoning code, and the redline document.

Mr. James and the Zoning Commission members discussed the notice of the Regional Planning Commission report and the redline version.

Mr. Friedmann said he would like to see the whole question of the redlined version cleared up.

Mr. Holbert answered ok.

Mr. Barrick said he questioned the process and how the Board is going to improve this because looking back there was discussion on but it sounds like nothing was resolved. He said it seems the Board must go back through and make a call on all of those.

Mr. Mees said that is what he was assuming would happen tonight. He stated there has been a lot of discussion but they haven't really reached group consensus on what recommendation to make to the Township Trustees.

There was continued discussion on how to proceed with recommendation and voting.

Mr. Mees said he thinks that the Board could create a true redline of what they are proposing to what our existing code is and see if that changes it and then compare it to this version that they have been reviewing. He suggested the Board evaluate whether they need to go back through or not.

Mr. Friedmann said he cannot see them taking a vote to pass this on to the Trustees with the document in the shape that it is in right now.

There was continued discussion about the proposed code, the redline version, and the spreadsheet.

Mr. Holbert discussed the abandoned junk motor vehicles definition and matching the Township resolution, as defined by the State of Ohio.

Mr. Holbert continued to go through the chapters discussing PUD, SPR, definitions, mean roof height, and right of way/property line.

There was discussion regarding the change in definition from the average building height of the roof to the total building height.

Mr. Friedmann said he does think there is a concern about measuring the roof height especially in newer areas where there are many times mansions being built with much higher roofs than they typically would allow. He does think changing the definition is a good idea because he does not see making something a non-conforming use.

Mr. James asked about the right to rebuild.

Ms. Kathy Kugler, of 7106 Tenderfoot Lane, Sycamore Township, OH 45249, addressed the Board asking what the expected effect of this change would be and why we would not say we need more study on this regulation change.

Mr. Barrick said this is one subject he did recall having a discussion on. He said the Board agreed it did make sense to make the change the definition in light of all the potential problems. He said they had these discussions and went back and forth and looked at them from different points of view, however, they did not take any action unfortunately.

There was continued discussion regarding various changes.

Mr. Friedmann said he thinks they came to the consensus that it was better to use peak height as opposed to the mean.

There was discussion about Chapter Two regarding the language that must be fixed or changed, and not approving Chapter Two as written.

Mr. Friedmann asked the audience if there is a particular section or portion of the zoning resolution that they have not discussed before or something that they could point out that needs a closer look.

Mr. James discussed the code as a whole.

Mr. Friedmann said it shouldn't be that difficult for Jacobs to give what he would consider to be a true redline of the comparison between what the Zoning Commission has decided and the

original redline. He added it probably would be very beneficial if they could address the whole question about Planned Unit Development.

Mr. Mees asked for confirmation that the Board members had not been instructed by the Trustees to pause what they are doing and go back and do a land use plan as suggested by Mr. Pflum. He asked if the Board is to only make technical changes and go back with land use plan and then make subsequent changes correct.

Mr. Friedmann answered not as far as I know and we would not be the body that would make that suggested change.

Mr. Barrick said the Zoning Resolution and Land Use Plan are two totally different documents and concepts.

Mr. Mees agreed saying that is not what the Board has been charged to do. He said they are separate documents that are not necessarily sequential but he thought for everybody's benefit it was worth discussing.

Mr. James asked if the Trustees had mandated the Zoning Resolution be updated.

Mr. Friedmann said the process was initiated by the Trustees. There was then discussion regarding who started the process for proposed changes to the zoning Resolution and amending the Zoning Resolution.

Mr. James addressed the Board regarding legislature about Township cases going to Regional Planning passing and taking effect March 21st.

Item 6. – Trustees Report

No report.

Item 7. – Date of Next Meeting

The date of the next meeting is Monday, March 11, 2019 at 6:00pm

Item 8. – Adjournment

Mr. Mees moved to adjourn.

Mr. Barrick seconded.

Mr. Mees called roll. All voted yes.

Meeting adjourned at 7:16 p.m.

Minutes Recorded by: Jessica Daves
Planning & Zoning Assistant