

**Meeting Minutes  
Sycamore Township Zoning Commission  
Township Administration Building  
8540 Kenwood Road  
Monday, August 10, 2020  
6:00 p.m.**

August 10, 2020

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

**Item 1. – Meeting called to Order**

Mr. Friedmann called the regular meeting of the Zoning Commission to order at 6:00 p.m. on Monday, August 10, 2020.

**Item 2. – Roll Call of the Board**

Mr. Mees called the roll.

Members Present: Ms. Flanagan, Mr. Swanson, Mr. Barrick, Mr. Friedmann, and Mr. Mees

Mr. Roos joined the meeting after Mr. Mees called roll.

Staff Present: Skylor Miller, Kevin Clark and Jessica Daves

**Item 3.-Electronic Signature**

Mr. Swanson made a motion to authorize electronic signatures, seconded by Mr. Mees.

Mr. Mees called roll

Ms. Flanagan – AYE  
Mr. Swanson- AYE  
Mr. Barrick-AYE  
Mr. Friedmann – AYE  
Mr. Mees – AYE

**Item 4. – Approval of Meeting Minutes**

Ms. Flanagan made a motion to approve the February 10, 2020 meeting minutes.

Mr. Mees had one correction to the February 10, 2020 meeting minutes under item three.

Mr. Miller said the correction had been made.

Mr. Mees said second the motion with the correction.

Mr. Barrick abstained because he did not attend.

Mr. Friedmann said all in favor.

All voted AYE.

Mr. Friedmann said those opposed.

No response.

Mr. Friedmann said motion passes.

**Item 5.-Old Business**

2019-20MA (Continued to TBD)

Molly Ironmonger

4777 East Galbraith Road

Major Adjustment to a PUD

**Item 6.-New Business**

Mr. Friedmann said that 2020-02P1 has been withdrawn.

2020-03P1

RJK Associates

8915 Blue Ash Road

PUD1

Mr. Miller made a correction to the staff report.

Mr. Miller explained a previous case for this development.

Mr. Miller said this is not a time extension on the original proposal, this is an expansion of the use onto the southern property.

Mr. Miller presented the case in a PowerPoint.

Mr. Miller said the net acreage is 3.4 acres. The current ISR is .75 and the proposed ISR with the additional storage facility buildings is reducing that to .64.

Mr. Swanson said the building has been razed and there has already been some foundation work done or gravel work done to prepare for building on the site.

Mr. Miller discussed the zoning for the adjacent properties and noted the property immediately adjacent to the east is bound by railroad tracks.

Mr. Miller said the applicant has already submitted to Hamilton County. There is an active permit for storm water improvements. He said other outside agencies did not have any issues or comments.

Ms. Flanagan asked if the earthwork permit revisions have been taken care of.

Mr. Miller answered they are working through that process.

Ms. Flanagan asked Mr. Miller about fire reviewing the plans.

Mr. Miller answered he believes Doug Morath has a copy of these plans and they are working with him through that as well, but there are no immediate concerns.

Mr. Barrick asked Mr. Miller if there were any other items that are non-compliant with the code.

Mr. Miller answered everything is compliant.

Mr. Roos asked Mr. Miller if there was a lighting package.

Mr. Miller answered he does not believe there was a photometric plan in the packet. He said any lighting on this site is going to have to be consistent with what is permitted in the Zoning Resolution. He said he is not too concerned about it given the location of this property with it being bounded on both sides by light industrial and then the railroad track. Additionally, the boundary buffer they are putting in is going to mitigate a lot of light spillage.

Mr. Friedmann asked for the applicant.

Mr. Bob Krumdieck, owner of the self-storage and the contractor RJK and Associates, addressed the board.

Mr. Krumdieck said all lighting will be directed down and the buildings face the property lines with the backsides of the buildings. There are no lights on the backsides of the buildings. There will be zero spillage off that lot. They have agreed with the fire department to add a fire hydrant per Doug Morath's suggestion. They did obtain the permit to do all the dirt work and demolition.

Mr. Friedmann asked if there were any questions for the applicant.

Ms. Flanagan asked how they arrived at the need for six storage buildings.

Mr. Krumdieck answered they are 100% full with a waiting list and those six buildings just fit the site the best. The way the traffic flows it just worked out for those six buildings.

Ms. Flanagan asked if they could get closer to the 50% ISR without one of those buildings. She asked if they had considered that.

Mr. Krumdieck answered the original site had an ISR of .75 and so they are lowering the ISR to .64. He said there is more landscaping on that site than there ever was and they got rid of an eyesore.

Mr. Mees asked about the approval comments from the previous review of the project. He asked if those items were conditions that might still be applicable to this case.

Mr. Miller presented the comments from the previous case and there was discussion about the previous case.

Mr. Friedmann asked Mr. Miller if there was an additional dumpster on this new site or are they planning on using one dumpster on this site.

Mr. Miller answered there is not one indicated on the plan.

Mr. Krumdieck said they are not adding anymore dumpsters.

Ms. Flanagan asked about the estimated finish date.

Mr. Krumdieck discussed build three buildings this year and they will probably build the final three buildings next year.

There was discussion about the building schedule and conditions from the previous case.

Mr. Friedmann asked if there were any other questions for the applicant.

Mr. Friedmann asked if there were any other comments.

Mr. Barrick made a motion to approve Case 2020-03P1 as submitted with the following conditions:

1. All development work for the application is completed within five years.
2. Until the time when construction begins on phases two and three, that area must be seeded and maintained.

Ms. Flanagan seconded.

Mr. Friedman asked any further comments.

Mr. Mees called roll.

Ms. Flanagan –AYE  
Mr. Barrick- AYE  
Mr. Friedmann – AYE  
Mr. Roos-AYE  
Mr. Mees – AYE

Mr. Roos agreed to an electronic signature.

2020-04P1  
Leesman Engineering  
7260 Edington  
PUDI

Mr. Miller presented the case in a PowerPoint.

Mr. Miller said the site is .936 acres. The current ISR is at .52 with a proposed increase to .60 for light industrial warehousing. There is a wholesale show room on this site as well.

Mr. Miller discussed the adjacent properties.

Mr. Miller said the applicant is proposing a fairly large expansion of the building, approximately 8,000 square feet for additional warehousing. There are no major changes to the indicated parking spaces. They are required to have 14 and they will be providing 15. He said the applicant does not have renderings for the new addition at this time, but they are proposing that the exterior be consistent with the existing façade of the current building. Additionally, there was not a landscaping plan submitted with this site. However, there are several plantings and manicured landscaping as well as green buffering along the eastern property line. As part of the approval, he would recommend a landscape plan that identifies or calls out these plantings be

submitted as part of the zoning compliance plan to ensure that it is consistent with resolution standards.

Mr. Friedmann asked Mr. Miller if he is looking for that just along the Edington Drive.

Mr. Miller answered at this time he would be, yes.

There was discussion about the buffering, streetscape, and the proposed dumpster with chain link fence with opaque slats.

Mr. Swanson asked Mr. Miller if the landscaping plan to the west side of the property be in scope for this particular request given that the addition is going on the east side of the property.

Mr. Miller answered the property has not been subject to our landscaping requirement. The building predates zoning. Any of the landscaping that is there has been installed by the current owner or prior owners. Because they are raising that ISR into the PUD this would be the time when they would be subject to that requirement.

Mr. Friedmann asked for the applicant.

Jake Rudemiller, Leesman Engineering & Associates, Inc., 4820 Glenway Avenue, Cincinnati, OH, 45238, address the board.

Mr. Friedmann asked if the applicant had anything to add to the application that was made or any comments that Mr. Miller made.

Mr. Rudemiller answered no.

Mr. Rudemiller discussed the need for more warehouse space.

Mr. Friedmann asked Mr. Rudemiller if there was any discussion about the dumpster enclosure when they put the plan together.

Mr. Rudemiller answered the existing location was sitting right by the drive in door, so they just shifted it right there, it just made the most sense to put it right by the new dock door in the old drive in door. If they wanted, he is sure they could put it on the right side closer to the east property line.

Mr. Swanson asked Mr. Rudemiller if there was any drainage problem on the east of the property. He said it looks like there is stagnant water in a ditch that doesn't seem to have much drop in any direction.

Mr. Rudemiller answered it is an existing swell that wraps around and then there is a culvert that takes it back to the retention pond. He said he cannot speak that they have had issues in the past.

There was discussion about a drainage easement.

Mr. Friedmann asked Mr. Miller if there was anyone from the public that wanted to speak.

Mr. Miller answered no.

Ms. Flanagan made a motion to consider Case 2020-04P1 with the following condition:

1. A landscaping plan be submitted which meets staff approval and the streetscaping be consistent with code.

Mr. Roos seconded.

Mr. Miller requested a modification to that language instead of saying code say consistent with Sycamore Township Zoning Resolution.

Ms. Flanagan said she would make that modification in the motion.

Mr. Roos seconded with the modification.

Mr. Mees asked Mr. Miller if we had building elevations or any plans. He said he knows it was described to them it would match the existing building, but should they add that as another condition of approval.

Mr. Miller said that would have to be submitted prior to submitting for zoning certificate. So a condition of approval should be the addition façade be consistent with the existing building.

Mr. Mees asked Mr. Miller if we knew the height of the building relative to the existing building and if they would be the same.

Mr. Rudemiller answered that it would single slop back toward the existing building. He said it is going to be consistent with the existing height, but it will single slope back toward the existing building. So, the east side will be a little higher but will meet the existing building.

Mr. Roos asked Mr. Rudemiller if the height will be 20 feet.

Mr. Rudemiller answered approximately 20 feet.

Mr. Mees said that he would propose that we add to our motion some language that the façade has to be consistent relative to height, character, and building materials with what the existing building has.

Mr. Roos agreed.

There was discussion about clarifying the motion.

Ms. Flanagan made a motion to consider Case 2020-04P1 with the following conditions:

1. A landscaping plan be submitted which meets staff approval and the streetscaping be consistent with the Sycamore Township Zoning Resolution.
2. The building addition be consistent in façade, height, and materials with the existing building.

Mr. Roos seconded.

Mr. Mees called roll.

Ms. Flanagan – YES

Mr. Barrick-YES  
Mr. Friedmann – YES  
Mr. Roos-YES  
Mr. Mees – YES

**Item 7. – Miscellaneous business**

Mr. Miller discussed status updates on zoning and property maintenance for 2019-2020 (07/30/2020).

**Item 8. – Date of Next Meeting**

The date of the next meeting is Monday, September 14, 2020 at 6:00 p.m.

There was discussion about the land use plan.

There was discussion about the Township owned property on Montgomery Road.

**Item 9. – Adjournment**

Mr. Friedmann entertained a motion to adjourn.

Mr. Roos moved to adjourn.

Mr. Barrick seconded.

All voted AYE.

Meeting adjourned 6:58 p.m.

Minutes Recorded by: Jessica Daves  
Planning & Zoning Assistant