

**Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road
Monday, June 13, 2022
6:00 p.m.**

Mr. Roger Friedmann – Chairman
Mr. Rich Barrick – Vice-Chairman
Mr. Bill Mees – Secretary
Ms. Anne Flanagan – Member
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, June 13, 2022.

Item 2. – Roll Call of the Board

Mr. Swanson called the roll.

Mr. Friedmann, Ms. Flanagan, Mr. Barrick, Mr. Roos, and Mr. Swanson

Staff Present: Skylor Miller, Kevin Clark, and Angela Zammert

Item 3. – Old Business

Mr. Friedmann stated no old business at this time.

Item 4. Approval of Minutes

Mr. Friedmann entertained a motion to approve the Monday, June 13, 2022, meeting minutes.

Ms. Flanagan made a motion to approve the minutes.

Mr. Roos second the motion.

All voted AYE.

Item 5. – New Business

Mr. Friedmann introduced Case # 2022-09P1

Applicant: MSP Design (Tape Products)

Location: 11630 Deerfield Road

Request: PUD-1

Mr. Miller introduced Case # 2022-09P1 (Tape Products). Applicant proposes changes to the premises includes the addition of a new 24, 000 square foot building located at the rear of the

existing property in the northeast corner. Improvements will include the building itself, reconfiguration of the existing parking and drives in the vicinity of the building, and an expanded detention basin.

Mr. Miller stated if this project moves forward staff recommends approval with the following conditions:

1. Consolidation of parcels as required by the Greater Cincinnati Water Works “Rules and Regulations”
2. No telecommunications towers to be erected on the property
3. No billboards to be erected on the property
4. Owner to provide easement for future sidewalk by Sycamore Township along Deerfield Road and Bean Road
5. Landscape variance approved per Landscape Drawing dated June 2, 2022
6. Signs / signage per Chapter 13 of the Sycamore Township Zoning Code
7. Any new dumpster enclosure(s) to be enclosed by masonry construction

Mr. Friedman opened the floor to the applicant.

Dave Clark with MSP Design introduced himself and described the proposed project.

Scott Huber with Abercrombie Associates introduced himself and explained his position in the project.

Cindy Kagrise with Tape Products introduced herself and stated she is Vice President of Tape Products. She also provided some history on the company.

Mr. Friedmann asked if anyone else from the applicant would like to speak.

Ms. Flanagan made a motion to consider Case # 2022-09P1

The board discussed the case.

Mr. Barrick second.

Mr. Swanson called roll.

Ms. Flanagan	Yes
Mr. Barrick	Yes
Mr. Friedmann	Yes
Mr. Roos	Yes
Mr. Swanson	Yes

Mr. Miller confirmed this case will not need to go to the Trustees because it is a PUD-1

Mr. Friedman introduced Case # 2022-10Z

Applicant: SHP
Location: 8760 Montgomery Road
Request: Zone Change

Mr. Miller introduced Case # 2022-10Z. The applicant is requesting a zone change to “OO” Planned Office to build a 2-story single-tenant office. He continued to explain the lighting, signage, and dumpster requirements.

Mr. Justin Clark from Conger Construction introduced the project of the 2-story office.

Mr. Jeffrey Sackenheim, Vice President of Architecture introduced the project.

Mr. M.J. Kleinfelder future owner of project; provided some insight into the project.

Mr. John Misali; resident of Sycamore Township provides his concerns about the height of the building and the location of garbage cans.

Mr. Miller explained the location where Mr. Misali is referring to is not a screened garbage area; the garbage cans will be kept inside the garage. Also, the shingles on the office building will replicate those of a residential home.

Ms. Flanagan made a motion to consider Case # 2022-10Z

The board discussed the case.

Mr. Barrick second.

Mr. Swanson called roll.

Mr. Friedmann	Yes
Ms. Flanagan	Yes
Mr. Barrick	Yes
Mr. Roos	Yes
Mr. Swanson	Yes

Item 6. – Township Reports

Mr. Miller stated there are an abundance of tall/grass and weeds complaints.

Item 7. – Date of next meeting

The next Zoning Commission meeting is scheduled for Monday, July 11, at 6:00 p.m.

Mr. Friedmann entertained a motion to adjourn.

All voted AYE

The meeting adjourned at 7:47 p.m.