

Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road
Tuesday, October 11, 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 Tuesday, October 11, 2022.

Item 2. – Roll Call of the Board

Mr. Roos called the roll.

Mr. Swanson, Mr. Friedmann, Mr. Barrick, Mr. Roos

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

Item 3. Approval of Minutes

Mr. Friedmann entertained a motion to approve Monday, August 8, 2022, meeting minutes.

Ms. Roos made a motion to approve the minutes.

Mr. Friedmann second the motion.

All voted AYE (except Mr. Barrick who did not attend 8/8/2022 meeting)

Item 4. Old Business

Mr. Miller asked the board if they would like to discuss the previous Case# 2022-11MA Landmark Recovery.

Mr. Friedmann requested they can discuss the Case# 2022-11MA during Township Reports.

Item 5. – New Business

Mr. Friedmann introduced Case # 2022-14MA

Applicant: Brian Doll / Cincinnati United Contractors
Location: 11689, 11693, and 11754 Solzman Road
Request: Major Adjustment to a PUD

Mr. Miller introduced Case # 2022-14MA, Brian Doll – Cincinnati United Contractors. The applicant is requesting to build a 21,407 sq. ft. standalone facility for The New Campus, a daycare center, along with modifications to parking, stormwater detention pond and landscaping. This proposal expands the land area of the existing PUD for Kids First. The site is currently located in “A” single family residential. The Applicant is requesting a zone change to “OO” planned office. The surrounding areas are North: “F” Light Industrial District, South: “OO” Planned Office District, East: “DD” Planned Multi-Family District, West: “OO” Planned Office District. The lot sizes are 11689 Solzman Road – 0.8881 Acres, 11693 Solzman Road – 0.9719 Acres, and 11745 Solzman Road – 0.7773 Acres. The proposed ISR is 35.6%.

In 1997 there was a Major Modification to a PUD which brought in Queen City Gymnastics then became Kids First Sports Center. In 2001 signage for out lots was approved. In 2008 a 20,000 sq. ft. addition was added to the Kids First Sports Center. In 2009 play areas were approved. In 2018, Zoning Commission and the Board of Trustees approved the basketball facility.

7:43

The summer of 2022 the Sycamore Township Board of Trustees authorized the sale of the Firehouse site, 11745 Solzman Road to Robert Lucke.

Mr. Miller displayed the Applicants plans and explained the multiple curb cuts, explained the access points, driveway connectivity, and sidewalks. There is a play area and a retention area to accommodate storm water issues.

Mr. Miller stated the site is consistent with the 2030 Land Use Plan which was approved this year. The Applicant stated there will be 29 employees, no facility vehicles and 229 children. Based on the parking calculation, one space per employee and one space per six children at the daycare center. The required parking spaces is 66, the new parking is providing 56 spaces with an additional 13 from the rest of the site. The Applicant has indicated that they will draw up a shared parking agreement, so the spaces are shared. The photometric plan was not submitted but will be required prior to the final approval of the zoning compliance plan and before going in front of the Trustees. The landscaping on the site exceeds the recommendation of zoning and hopes to keep as many trees as possible. The monument sign is 32 sq. ft and 6’ high which meets our zoning requirements for a free-standing sign. The building signs states on the plan that it will not exceed 100 sq. ft. total. The building is 114’ wide which 57 sq. ft. of total signage allowed. A dumpster is located on the north part of the property. The only outside comments came from the Hamilton County Engineers office stating they would like a dedication of right of way of 5’ on Solzman. The Applicant and zoning both are following up on this matter.

17:36

Mr. Miller stated the final staff comments is the Applicant proposes a zone change from “A” Single Family Residential to “OO” Planned Office for the development of a day care center. The applicant’s development plan represents a low intensity use that provides an appropriate transition from high intensity uses on Kemper Road and residential uses east and north of the site. Staff recommends approval of the zone change and major adjustment to the S-PUD with the following conditions:

1. A Shared Parking Agreement be put in place and recorded consistent with applicant's proposal. A copy of the recorded agreement shall be submitted as part of the Zoning Compliance Plan.
2. A Photometric Plan meeting the threshold of the Sycamore Township Zoning Resolution be submitted prior to final approval.
3. No telecommunication towers or billboards be built on-site.
4. If building signage exceeds 57 s.f., a variance will be required as part of this approval.
5. Applicant shall resolve issues with comments from County Engineer prior to final approval.

19:37

Mr. Miller stated he is open for any questions from the board.

Mr. Friedmann asked if there were any questions from the board.

There was discussion regarding the future of the Kids First Center and if there will be any issues with parking.

Mr. Barrick asked if the lots were owned by the same owners.

Mr. Miller stated yes, they are owned by the same owners.

Mr. Barrick asked what the total population of the daycare center will be.

There was discussion regarding the building materials, mainly the metal siding.

There was discussion about the tree line, parking, and right-of-way.

24:00

There was a discussion about traffic study. Mr. Miller stated it is done through Hamilton County Engineers office.

There was a discussion regarding how PUDs are layered onto each other.

There was further discussion about the right-of-way on Solzman Ave.

29:13

Mr. Friedmann asked if the board had any more questions.

Mr. Friedmann asked if the Applicant would like to address the board.

Brian Doll, United Cincinnati Contractors, 7143 E. Kemper Road, Cincinnati, Ohio. Mr. Doll stated the photometric plan will be completed prior to the Trustees meeting. There was an error on the signage, Mr. Doll thought the sign size was based on the length of the road frontage. He mentioned they would get the shared parking agreement.

Mr. Friedmann asked if the board had any questions.

There was discussion about the hours of operation for the facility.

There was discussion about the increased number of children at the facility.

Joanie Weghorst, 7900 E Kemper Road, Cincinnati, Ohio 45249, Founder of The New Campus.

There was discussion about how the drop off/pick up will be routed.

Jeff Metzger, 7900 E Kemper Road, Cincinnati, Ohio 45249, Co-Founder of The New Campus.

There was further discussion on drop off/pick up of the children and parking.

37:26

Mr. Friedmann asked Mr. Doll if he seen the comments from Hamilton County Engineers office.

There was further discussion about how the sign was calculated.

40:41

Mr. Friedmann asked if there were any more questions.

Mr. Friedmann entertained a motion to consider Case# 2022-11MA.

Mr. Barrick made a motion to consider Case# 2022-11MA.

Mr. Barrick stated on the conditions he will modify #4 that building signage shall not exceed Sycamore Townships zoning requirements at ½ sq. ft. per linear foot of building frontage.

Mr. Roos second.

There was further discussion regarding building materials.

Mr. Friedmann reiterated Mr. Barrick’s statement regarding modifying #4 of the conditions.

44:28

Mr. Friedmann entertained a motion to recommend Case # 2022-14MA to the Board of Trustees.

Mr. Roos called roll.

Mr. Barrick	Yes
Mr. Friedmann	Yes
Mr. Swanson	Yes
Mr. Roos	Yes

Item 6. – Township Reports

49:11

Mr. Miller mentioned Landmark Recovery of Louisville, LLC. was denied by the Board of Trustees on October 18, 2022. Also, Carriage Court is expected to close by the end of the month. Also, Landmark Recovery was not approved for a nursing home use however, it could have been approved for a half-way house.

Item 7. – Date of next meeting

The next Zoning Commission meeting is scheduled for Monday, November 14, at 6:00 p.m.

Mr. Friedmann entertained a motion to adjourn.

All voted AYE

The meeting adjourned at 6:50 p.m.