

April 10, 2023

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

**Item 1. – Meeting called to Order**

Mr. Friedmann called the meeting of the Zoning Commission to order at 6:00 p.m. on Monday, April 10, 2023.

**Item 2. – Roll Call of the Board**

Mr. Mees called the roll.

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

Members Absent: N/A

Staff Present: Jeff Uckotter, Kevin Clark and Jon Ragan

**Item 3. – Approval of March 13, 2023 Meeting Minutes**

Mr. Uckotter noted that the March 13, 2023 minutes will be reviewed at the next trustee meeting.

**Item 4. – New Business**

Case: 2023-03MA  
Applicant: Abercrombie & Associates, Inc.  
Location: 8099 Cornell Road  
Request: Major Adjustment to a PUD

Mr. Uckotter presented the case and case history via the staff report. Mr. Uckotter explained the request by Abercrombie & Associates on behalf of Beacon Orthopedics.

Mr. Uckotter stated that the current zoning district was “OO” and the original case was from PUD 2006-01Z.

Mr. Uckotter explained that the proposal was an addition of 12 new 9’x 19’ asphalt parking spaces and associated concrete curbing for the medical office building. He stated the proposal was similar to a 2015-04MA case, but that plan was never built and expired. He stated that the principal building is solely for medical office use.

Mr. Uckotter explained the surrounding conditions, giving the size and acreage of the site. He stated that the current Impervious Surface Ratio is 0.558, and the proposed Impervious Surface Ratio is 0.578.

Mr. Uckotter mentioned that in Sycamore Township Zoning Resolution 12-4.2, there is a 30ft setback standard and this proposal meets that requirement. He also mentions that the proposed landscape buffer meets the requirements as well. He noted three trees from the original plan were found to be missing, and the landscape plan reflects the proper replacement of the trees.

Mr. Uckotter explained that the proposal does not pose circulation concerns for Sycamore Township Fire & EMS.

Mr. Uckotter states that the staff finds that this is not a substantial or controversial proposal. The dimensions of the parking spaces and sign arrangement meet code.

Mr. Uckotter states that staff would only propose the same condition that was present in the 2015 case 2015-04MA-related to landscaping.

Mr. Friedmann asked that anyone here for the applicant please step forward and give your name.

Mr. Doug Smith with Abercrombie & Associates stepped forward and introduced himself. Mr. Smith stated that Beacon Orthopedics is in need of more parking. He stated that he would be willing to answer any questions that the board had.

The Board stated that there were no questions at this time.

Mr. Friedmann asked if anyone would like to make a motion to consider case number 2023-03MA. Nobody chose to speak further.

Ms. Flanagan made a motion with the condition that was mentioned in the staff report.

Mr. Mees seconded the motion.

Mr. Friedmann asked if there was any further discussion. There was not.

Mr. Mees called roll.

Ms. Flanagan – Aye  
Mr. Swanson - Aye  
Mr. Friedmann – Aye  
Mr. Roos - Aye  
Mr. Mees – Aye

Mr. Friedmann noted the case would be heard by the Trustees. Mr. Uckotter stated that was correct and the hearing would be in May.

**Item 5. – Township Report**

Mr. Uckotter reported that the CIG Grooms case is scheduled to occur April 18, 2023, at the Trustee Meeting. He also stated that there will not be a Zoning Commission meeting in May due to no applications being received before the deadline.


**Item 6. – Adjournment**

Mr. Roos moved to adjourn. Mr. Mees seconded. Mr. Friedmann called for a vote. All voted yes.

The meeting adjourned at 6:08 p.m.

04/10/2023 Meeting minutes recorded by Jon Ragan

 6/12/2023  
Roger Friedmann, Chairman                      Date

 6.12.23  
Rich Barrick, Vice-Chairman                      Date