

Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road
Monday, July 10, 2023
6:00 p.m.

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, July 10, 2023.

Item 2. – Roll Call of the Board

Mr. Roos called the roll.

Members Present: Ms. Flanagan, Mr. Barrick, Mr. Friedmann, Mr. Roos

Members Absent: Mr. Mees, Mr. Swanson

Staff Present: Jeff Uckotter, Jon Ragan

Item 3. – Approval of June 12, 2023, Meeting Minutes

Mr. Friedmann asked if there was a motion to approve the June 12, 2023, meeting minutes. Ms. Flanagan made a motion.

Mr. Barrick seconded the motion.

All in favor, none opposed.

Item 4. – Old Business

Case: 2023-06MA

Applicant: KMK Law

Location: 7700-7724 Montgomery Road

Request: Major Adjustment to a PUD

Mr. Friedmann stated that it was brought to his attention that the applicant would like to bring something to the board's attention.

Sophia Holley of KMK Law addressed the board, stating that she is an Attorney for the applicant.

Ms. Holley thanked the staff for the previous correspondence and proceeded to explain how the applicant would like some time to properly respond to staff proposals. Hereby asking for a one-month continuance.

Mr. Friedmann asked the board if there was any comment. There was none.

Mr. Friedmann stated that the board would entertain the request for the continuance. Mr. Uckotter noted that the next Zoning Commission meeting will be on August 14th, 2023.

Mr. Friedmann made a motion that case 2023-06MA be continued to the August 2023 Zoning Commission meeting.

Mr. Barrick seconded the motion.

All in favor, none opposed.

An unidentified resident asked the board how many times a continuance could be granted.

Mr. Friedmann explained that a continuance, in this case, is reasonable and that an automatic continuance is not guaranteed to the applicant.

Mr. Uckotter noted that staff will be sending out another letter informing the residents of the new meeting date, August 14th, 2023.

Item 5. – New Business

Case: 2023-10P1

Applicant: Drees Homes, Inc.

Location: 11216 Gideon Ln.

Request: PUD1

Mr. Uckotter presented the case. Mr. Uckotter explained that the adjacent Sycamore Woods West is to contain eight (8) single-family lots. He explained that the subject of the case is Sycamore Woods East comprised of five single-family lots. With lot number two (east) being a panhandle lot, a PUD-1 is triggered. He explained the logistics of the case, noting that MSD hookup is available and the proposal coincides with the future land use plan. He also noted the relevant Code (3-5.16 Panhandle Lots, Residential Districts). Mr. Uckotter then presented the Staff's analysis, noting that this proposal is not a "circuit-board" site arrangement. The proposal is a singular panhandle and would not negatively affect the character of the neighborhood. Mr. Uckotter explained that at the request of staff, the applicant has included mounding and landscape buffering between lots 2 and 3. He noted that Sycamore Woods East (and West) will provide additional housing diversity

for the residents of Sycamore Township as the houses will be in the Sycamore Community School District.

Mr. Uckotter stated that Staff recommends approval of the PUD-1 with the following conditions:

- 1) The landscaping on lot (3) shall be maintained in healthy condition.
- 2) Given the modern realities of supply chain shortages, a condition allowing a validity period of two years starting at the date of July 10, 2023, approval unless a building permit is issued. In the event that a different housing vender were to build on given lot(s), for the future consideration of Zoning Certificates, proposed housing styles and the site arrangement of the lots shall be substantially consistent with the plans proposed in this application.
- 3) No cell towers shall be built on the lots that encompass Sycamore Woods East and Sycamore Woods West.
- 4) The clearing limits specified in the plan shall be adhered to.

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

Mr. Barrick asked Mr. Uckotter about the reference of cell towers on the West with this PUD being affiliated with the East.

Mr. Uckotter noted that the board could place the West in a recommendation as a creative condition due to a few different factors.

Ms. Flanagan asked about the first condition that was mentioned. She requested clarification on that condition. Mr. Uckotter stated that the condition was in reference to the buffering between lots 2 and 3.

Mr. Friedmann asked if the applicant would like to speak first.

Matt Mains with Drees Homes Inc. explained the proposal noting that they are in agreement with staff's proposals. He stated that Drees Homes Inc. did not have any further comments. Mr. Mains explained that they have no intention of placing any cell towers on site.

Mr. Friedmann asked if the board had any questions for the applicant.

Mr. Friedmann asked Mr. Mains what the price range of the new homes would be.

Mr. Mains responded, stating \$800,000 to \$1M+.

Mr. Friedmann asked Mr. Mains about a grave that was on the north side of the pond (East).

Mr. Mains stated that an archeological survey was done on the site, and nothing of concern was found.

Mr. Friedmann asked if anyone in the audience had any comments.

Jim Meister from 11390 Gideon Ln spoke. He stated that the new development would be in Sycamore School District and asked if his property down the street could be switched to Sycamore School District from Princeton. He also inquired about the wall on the West side of the property. His concern was the noise barrier that is currently in place.

Mr. Friedmann noted that the meeting was to discuss the East side of the property.

Mr. Uckotter noted that the West side of the property would not be subject to a public meeting.

Mr. Meister asked the board what the next step is to possibly get his residence into Sycamore School District.

Mr. Uckotter explained that this body is a Zoning Commission and would not have the power to do anything related to school districts. In a Google search, Mr. Uckotter noted ORC 3311.22 may be applicable- this ORC rule would entail contacting the Hamilton County Educational Service Center.

Mr. Friedmann reiterated the fact that the Zoning Commission does not have the authority to change school districts.

Mr. Meister asked the board if there would be any reimbursement for the now shared use of the street and water lines that his family paid for when it was constructed, explaining how that is common practice in Aurora, Indiana.

Mr. Friedmann stated that this is not a question he can answer.

Mr. Meister then asked about the gas line, wondering if the gas line could be extended down the road to his property.

Mr. Mains with Drees Homes Inc. explained that the gas line would be extended down from the north and could be tapped into by contacting Duke Energy.

Mr. Friedmann asked if there were any further comments or questions.

Robert Butcher from 11373 Gideon Ln asked about the existing sewers on Gideon Ln.

Mr. Mains explained the MSD sewer availability near the road.

Mr. Friedmann asked if there were any further comments or questions.

Cathey Lefevers from 11221 Marlette Dr. stated that she was affected by the development, asking what would happen to the woods behind the proposed lots 2 and 3.

Mr. Mains explained that as many trees would be saved as possible to act as a buffer.

Dan Edelmann from 11363 Brittany Woods Ln asked if there has been any type of noise impact study done with current sound barriers being potentially removed.

Mr. Friedmann stated that the board and staff have not received any sound studies.

Mr. Edelmann asked who owns the highway sound barrier currently on Gideon Ln.

Mr. Uckotter explained that those sound barriers are ODOT sound barriers.

Mr. Uckotter noted the the applicant has a right to develop the land if it conforms to Zoning rules and regulations.

Rich Luongo from 11251 Marlette Dr. asked if there have been any studies done on the impact of drainage on the site.

Mr. Mains explained that a catch basin will be installed that was approved by MSD and Public Works to address any drainage issues.

Mr. Luongo asked about the sanitary line that runs between the two properties from Marlette.

Mr. Mains explained that MSD provided a letter of capacity approving the addition of thirteen (13) houses.

Mr. Friedmann asked if there were any further comments or questions. There were none.

Mr. Friedmann asked if someone would like to make a motion.

Mr. Barrick made a motion that the Board consider case 2023-10P1.

Ms. Flanagan seconded the motion.

Mr. Barrick brought up the landscaping buffer.

Ms. Flanagan stated that she preferred the terminology of "between lots 2 and 3" rather than "the landscaping on lot 3" as part of condition one.

There was some discussion between board members on whether to make a recommendation for Sycamore Woods West.

Mr. Friedmann brought up the grave that is potentially on the lot.

Mr. Uckotter noted that this would be the home builder's responsibility, not the Township's.

Ms. Flanagan suggested the condition that in the event of a grave being present, it must be properly removed by the developer.

Mr. Friedmann asked the Board if there were any other comments.

Mr. Barrick noted that he would like to amend his motion to include the four recommendations from staff with modifications to the first recommendation (landscaping) to clarify that this is the buffer between lots 2 and 3. He also stated that he would like to add the condition that if a grave is found on the property, it shall be properly exhumed by the applicant at the cost of the applicant.

Ms. Flanagan seconded the motion.

Mr. Roos called roll.

Ms. Flanagan-Aye
Mr. Barrick-Aye
Mr. Friedmann-Aye
Mr. Roos-Aye

Case: 2023-11MA
Applicant: Atlantic Sign Company
Location: 10869 Montgomery Rd. (Skyline)
Request: Major Adjustment to a PUD

Mr. Uckotter presented the case. He explained that this is a Major Adjustment to a PUD originating from Case 2017-05P2. The proposal is two additional Skyline endcap signs on the southern elevation. Mr. Uckotter explained the surrounding area of the building. He showed elevations of the proposed wall sign and drive-thru sign. Mr. Uckotter explained that in the original case conditions (2017-05P2) the southern elevation was not mentioned. He noted that there is a condition for the north side (Sherman Williams). He noted that staff does recommend approval of the southern elevation proposal. Mr. Uckotter stated that staff recommends two new conditions.

Conditions:

1. Amendment to Case 2017-05P2 Condition 6: The building sign on the north side of the building is permitted only for the endcap tenant on the north side of the building (closest to I-275). Such an endcap wall sign's square footage is limited to the linear length of that elevation (1sf for each foot of linear length).

2. Unless signage is adjusted in the conditions of Case 2017-05P2 or via this major adjustment Case 2023-11MA, all other signage on the subject property shall be governed by the E – District Zoning Resolution regulations.

Mr. Uckotter explained the Staff Analysis, noting that the South Elevation signage could be a wayfinding tool for Skyline customers.

Mr. Friedmann asked the applicant to please step up and give a name.

Brooke Alini with Atlantic Sign Company stated that everything has been covered per the case presentation. She noted that the proposed sign is illuminated.

Mr. Friedmann asked if anyone would like to make a motion.

Ms. Flanagan motioned to consider case 2023-11MA with the two conditions noted in the Staff Report.

Mr. Roos seconded the motion.

Mr. Barrick motioned another condition:

1. The subject sign on the south elevation of the building, (the subject of this modification) shall reflect the south tenant name only.

Approved conditions as follows:

1. The landscaping on lot (3), between lots 2 and 3, shall be maintained in healthy condition.
2. Given the modern realities of supply chain shortages, a condition allowing a validity period of two years starting at the date of July 10, 2023, approval unless a building permit is issued. In the event that a different housing venter were to build on given lot(s), for the future consideration of Zoning Certificates, proposed housing styles and the site arrangement of the lots shall be substantially consistent with the plans proposed in this application.
3. No cell towers shall be built on the lots that encompass Sycamore Woods East and Sycamore Woods West.
4. The clearing limits specified in the plan shall be adhered to.
5. If a grave is found on the subject property, it shall be properly exhumed by the applicant (the developer) at the cost of the applicant.

