

August 13, 2008

Mr. Roger Friedman – Chairman  
Mr. Barrick – Co-Chairman  
Mr. Jerry Thamann – Secretary  
Mrs. Ann Flanagan – Member  
Mr. Bill Mees – Member  
Mr. John Cordell - Alternate

**Item 1. – Meeting called to Order**

Co-Chairman Barrick called the regular meeting of the Zoning Commission to order at 7:00 PM on Monday, August 11, 2008.

**Item 2. – Roll Call of the Board**

Mr. Thamann called the roll.

Members Present: Mr. Barrick, Mr. Thamann, Mr. Cordell and Mrs. Anne Flanagan

Members Excused: Mr. Friedman and Mr. Mees

Also Present: Greg Bickford and Becky Stratton

**Item 3. – Approval of Minutes**

Mr. Barrick stated the first order of business was to approve the July 2008 meeting minutes.

Mr. Barrick asked for any corrections.

No corrections were made.

Mr. Barrick entertained a motion to approve the July 2008 meeting minutes.

Mrs. Flanagan moved to approve the July 2008 meeting minutes.

Mr. Cordell seconded.

All voted yes.

**Item 4. – Old Business**

N/A

**Item 5. – New Business**

2008-06MA

AED Enterprises (Agent) for Midland Atlantic Properties (Property Owner)

7727 Kenwood Road

Major Adjustment to a PUD

Mr. Barrick excused himself from the case due to a conflict of interest.

Mr. Bickford presented the case and the case history in a power point presentation.

Mr. Thamann asked if the applicant would like to add anything further?

Mr. Chris Jenkins w/Midland Atlantic Properties – 8044 Montgomery Road, Cincinnati, OH 45236 presented additional information concerning the case.

Mr. Thamann asked if there was anyone from the public this evening that would like to comment on the proposal?

Mr. Charlie Meyers – 4720 Duneden Avenue, Cincinnati, OH 45236 noted his concerns.

Mrs. Judy Meyers – 4720 Duneden Avenue, Cincinnati, Oh 45236 noted her concerns.

Mr. Thamann closed the floor to questions and comments from the public and opened the floor to questions and comments from the board.

The board discussed the issues brought before them.

Mrs. Flanagan moved to consider Case#: 2008-06MA as submitted (specifically the recycling bin) w/the following conditions:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution be adhered to
2. The recycling bin must be screened as defined in the Zoning Resolution

Mr. Cordell seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE  
Mr. Thamann – NEA  
Mr. Cordell – AYE

Mrs. Flanagan moved to consider Case#: 2008-06MA as submitted (specifically the decorative panel for Dewey's Pizza) w/the following conditions:

1. Panel of sign will be controlled on a staff level

Mr. Cordell seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE  
Mr. Thamann – AYE  
Mr. Cordell – AYE

Mrs. Flanagan moved to consider Case#: 2008-06MA as submitted (specifically the blade signs).

Mr. Cordell seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE  
Mr. Thamann – AYE  
Mr. Cordell – AYE

Mr. Thamann thanked the applicant for coming in and noted that the proposal will now be heard before the Township Trustees sometime in September for a final decision.

Mr. Bickford noted it looks to be September 4<sup>th</sup> for the Trustees.

**Item 5. – New Business**

2008-08MA

Cincinnati United Contractors (Agent) for Kemper Road Properties, LLC. (Property Owners)

7900 East Kemper Road

Major Adjustment to a PUD

Mr. Bickford presented the case and the case history in a power point presentation.

Mr. Barrick asked if the applicant would like to add anything further?

Mr. Jade Ritter w/Cincinnati United Contractors – 7870 East Kemper Road, Cincinnati, OH 45236 presented additional information concerning the case.

Mr. Thamann asked if there was anyone from the public this evening that would like to comment on the proposal?

Mr. Ray Cook – 11689 Solzman Road, Cincinnati, OH 45249 noted his concerns.

Mr. John Shumard – 11643 Solzman Road, Cincinnati, OH 45249 noted his concerns.

Mr. Barrick closed the floor to questions and comments from the public and opened the floor to questions and comments from the board.

The board discussed the issues brought before them.

Mr. Thamann moved to consider Case#: 2008-08MA as submitted w/the following conditions:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution be adhered to
2. That a landscaping plan be approved by staff prior to the issuance of a Zoning Certificate.

Mrs. Flanagan seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE

Mr. Barrick – AYE

Mr. Thamann – AYE

Mr. Cordell – AYE

**Item 6. – Trustees Report**

N/A

**Item 7. – Date of Next Meeting**

Mr. Barrick noted the date of the next meeting – Monday, September 8, 2008.

