

September 8, 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**

Chairman Friedman called the regular meeting of the Zoning Commission to order at 7:00 PM on Monday, September 8, 2008.

**Item 2. – Roll Call of the Board**

Mr. Thamann called the roll.

Members Present: Mrs. Anne Flanagan, Mr. Barrick, Mr. Friedman, Mr. Thamann,  
Mr. Mees

Members Excused: Mr. Cordell

Also Present: Greg Bickford

**Item 3. – Approval of Minutes**

Mr. Friedman stated the first order of business was to approve the August 2008 meeting minutes.

Mr. Friedman asked for any corrections.

Mr. Barrick noted his comments.

Mr. Friedman entertained a motion to approve the August 2008 meeting minutes with corrections.

Mrs. Flanagan moved to approve the August 2008 meeting minutes with corrections.

Mr. Thamann seconded.

All voted yes.

**Item 4. – Old Business**

N/A

**Item 5. – New Business**

2008-11Z

The Health Alliance of Greater Cincinnati  
4725-4777 East Galbraith Road, 4757 East Galbraith Road, 8001 Kenwood Road, 4770  
Happiness Way, 4756 Happiness Way, 4742 Happiness Way, 4730 Happiness Way, 4728  
Happiness Way, 4714 Happiness Way  
Zone Change

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

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

Mr. Allen Miller - VP of Planning for the Health Alliance of Greater Cincinnati – 3200 Burnett Avenue, Cincinnati, OH 45202 presented additional information concerning the case.

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

Mr. Tom Kronenberger – 8029 Frolic Drive, Cincinnati, OH 45236 noted his concerns.

Mr. Friedman 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#: 2008-11Z as submitted.

Mr. Mees seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE

Mr. Barrick –

Mr. Friedman –

Mr. Thamann – NEA

Mr. Mees –

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

Mr. Bickford noted it looks to be sometime in October for the Trustees.

Item 5. – New Business

2008-10P2

Richard B. Tranter

7772-7778 Montgomery Road

PUD II

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

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

Mr. Sean Callan w/Dinsmoore & Schol, Mr. Richard Tranter – 1900 Chemed Center, Suite 1900, Cincinnati, OH 45202 and Mark Spiros – Director of Development for Honey Baked Ham – 11835 Mason Road, Suite 200, Cincinnati, OH 45249 presented additional information concerning the case.

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

No one present.

Mr. Friedman 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. Friedman and the other board members decided to table Case#: 2008-10P2 until the end of the meeting to discuss the various issues brought before them to find resolution per the applicants request.

Item 5. – New Business

2008-09LASR Modification

Directional Ad-Vantage Holdings

7875 Montgomery Road

Modification to a previously approved LASR

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

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

Mrs. Wanda Wagner - Senior General Manager w/ The Kenwood Towne Centre – 7875 Montgomery Road, Cincinnati, OH 45236 presented additional information concerning the case.

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

No one present.

Mrs. Flanagan moved to consider Case#: 2008-09LASR Modification as submitted with the following conditions:

1. That the advertising not be permitted face the parking lot
2. All advertising must not revolve or move at any time

Mr. Mees seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE

Mr. Barrick – ABSTAIN

Mr. Friedman – AYE

Mr. Thamann – AYE

Mr. Mees – AYE

Mr. Friedman continued Case#: 2008-10P2.

The board discussed the issues brought before them.

Mr. Barrick moved to consider Case#: 2008-10P2 as submitted tonight on 09-08-2008- w/the following conditions:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution be adhered to, including but not limited to freestanding signs, dumpster enclosures
2. That no outdoor advertising, bench billboards, or light post advertising be permitted on the site
3. That no outdoor display or sale of merchandise be permitted in any vehicular use area
4. That no telecommunications towers be permitted on the site
5. That a landscape plan be approved by staff prior to the issuance of a Zoning Certificate
6. The applicant work with and eliminate spaces on the St. Vincent property proper to the issuance of a Zoning Certificate
7. A five foot landscape buffer must be planted along the Eastern site adjoining the neighboring property
8. The driveway entrance be reduced to 28'6"

And with the following variances:

1. The boundary buffers be reduced and planted as shown on the plan submitted on 09-08-2008
2. Vehicular use and interior landscaping is not required other than those areas shown on the plans submitted on 09-08-2008
3. Streetscape buffer to be reduced and planted and 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. Friedman – AYE

Mr. Thamann – AYE

Mr. Mees – AYE

#### **Item 6. – Trustees Report**

Mr. Bickford noted the outcome of the Trustees decisions for Case#: 2008-06MA and Case#: 2008-08MA

#### **Item 7. – Date of Next Meeting**

Mr. Friedman noted the date of the next meeting – \*Tuesday, October 14, 2008.

#### **Item 8. – Communications and Miscellaneous Business**

N/A

