

Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road
Cincinnati, Ohio 45236
Monday, June 14, 2021
6:00 p.m.

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

Item 1. – Meeting called to Order

Ms. Anne Flanagan called the regular meeting of the Zoning Commission to order at 6:00 p.m. on Monday, June 16, 2021.

Item 2. – Roll Call of the Board

Mr. Steve Roos called the roll.

Members Present: Ms. Anne Flanagan, Mr. Bill Swanson, Mr. Bill Mees (Present but recused himself) and Mr. Steve Roos

Members Absent: Mr. Roger Friedmann and Mr. Rich Barrick

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

Item 3. – Approval of Meeting Minutes

Ms. Anne Flanagan stated the board has not had the opportunity to approve the meeting minutes for December 14, 2020, April 12, 2021, and May 10, 2021.

Mr. Skylor Miller advised the meeting minutes for December 14, 2020, was administered by a court reporter. He further explained, the court reporter requested the Township to proof and then return for completion. The Township is still in process of proofing.

Mr. Skylor Miller stated the meeting minutes will be tabled until there is a full board. Also, Mr. Rich Barrick had some changes which has not been reviewed yet.

Item 4. – Old Business

Ms. Anne Flanagan requested status from Mr. Skylor Miller on Case # 2021-05LASR. Applicant for Case# 2021-05LASR was not present.

Mr. Skylor Miller stated the applicant; Sheila Mangrum requested an LASR which was tabled from last meeting. Mr. Skylor Miller continued to explain the applicant is now requesting approval for (1) sign on the building with a maximum of 100 SQ. FT. There would be a modification to the existing free-standing sign on site. They would also add an architecture feature with the building numbers.

Mr. Skylor Miller mentioned 265 SQ. FT. is the maximum additional signage currently allowed on site.

5:45

Mr. Skylor Miller further mentioned the estimated building signage is at 299.87 SQ. FT.

- a. Chase – 116 SQ. FT. (per records)
- b. UBS – 56.2 SQ. FT. (per applicant – depending on what records)
- c. JP Morgan – 16.67 SQ. FT. (per applicant)

Ms. Anne Flanagan asked if the board has any questions for Mr. Skylor Miller.

Mr. Skylor Miller continued to explain; based on what the applicant is asking for the staff believes it is a reasonable request. If the Commission is inclined to approve the LASR request, the following conditions should be applied:

1. The maximum area of any single sign shall not exceed 100 SQ. FT., added 6/14/21- exempting any existing signs.
2. A maximum of 365 SQ. FT. of total sign surface area be permitted for the entire development (West and East Towers)
3. A maximum of (5) building signs be permitted.
4. No building signs shall be located on the South side of either tower.
5. Building address signage on canopy shall be permitted as proposed and not count toward total building sign count or allowed area.
6. Site signage shall be permitted at a maximum height as prescribed by the Sycamore Township Zoning Resolution provided that a clear site triangle is maintained, and line of site is preserved by both Township and County standards.

9:00

Mr. Skylor Miller stated the reason he is incorporating the above is to allow some leeway in the future for the possibility for additional signage.

Mr. Steve Roos asked if there was going to be a monument sign on Montgomery Road that was going to be a lot larger.

Mr. Skylor Miller answered yes and to reface the sign; also leaving it the same height. Mr. Skylor Miller continued the details of what it used to be and what they are requesting.

Ms. Anne Flanagan asked about the language in the code regarding the signage.

Mr. Skylor Miller answered with size of the sign.

Ms. Anne Flanagan asked if anybody else had anything to add. She suggested we will table the discussion.

13:00

Mr. Steve Roos made a motion to consider Case # 2021-05-LASR and to include Staff Comments/Conditions.

Ms. Anne Flanagan stated would anyone like to second the motion.

Mr. Bill Swanson stated he would second the motion.

Ms. Anne Flanagan asked if there is anybody else that has any discussion for the board.

Mr. Steve Ross called for a vote

Ms. Anne Flanagan stated Aye

Mr. Bill Swanson stated Aye

Mr. Steve Roos stated Aye

Item 5.-New Business

Ms. Anne Flanagan brings up the matter of Case # 2021-08-MA

Mr. Skylor Miller begins the discussion of Kenwood Place Venture, LLC. The location of the property is at 7727 – 7835 Kenwood Road. The current zoning at Kenwood Place Venture, LLC. is “EE” with SPI Overlay; this opens several options for applicant.

Mr. Skylor Miller stated the legal name for the subdivision is Holiday Acres.

Proposal: Mr. Skylor Miller advises the applicant is proposing a major renovation of the existing Kenwood Place Venture, LLC.

- a. Complete renovation; adding windows to the rear of building
- b. Comprehensive sign standard
- c. Add Coffee/Juice space
- d. Add trellis-style enclosure for garbage cans
- e. Artwork feature on North wall of the Dewey’s space

History: Mr. Skylor Miller addressed past renovation to Kenwood Place Venture, LLC site. Past Cases were 2005-07MA, 2005-26MA, 2006-21MA and 2009-16MA. The 2005 allowed construction of the building footprints as it exists today. In 2006, Dewey’s Pizza was permitted to locate within the facility.

21:15

Mr. Skylor Miller mentioned a few stipulations for the Case. He stated various changes for Case # 2009-16MA (Kenwood Theater).

Mr. Skylor Miller shared plans pertaining to the signs, façade, windows, and parking.

26:57

Ms. Anne Flanagan asked if Mr. Skylor Miller had any photo images.

Mr. Skylor Miller answered, the applicate took pictures.

27:45

Mr. Skylor Miller addressed the following Zoning Compliance Issues for Case 2021-08MA Kenwood Place Venture, LLC.

- 1. West and South facing windows
- 2. Outdoor seating for future café

3. Building signage
4. Freestanding signage
5. Landscaping buffer

Mr. Skylor Miller stated as Case 2021-08MA goes through its phase the Township wants to make sure due consideration is made to mitigate any adverse impacts that may occur to any adjacent residents.

Mr. Skylor Miller addressed the following staff comments and consideration on Case 2021-08MA Kenwood Place Venture, LLC.

1. All conditions currently in effect shall remain in effect unless modified below, including but not limited to.
2. Proposed modification to the freestanding signs is permitted as submitted.
3. Windows as proposed shall be provided any mitigating techniques or offsite landscaping is detailed to Board of Trustees for their review and approval.
4. Outdoor seating for a future juice/coffee shop is permitted provided required parking is not impacted.
5. Applicant's signage plan is permitted as submitted.

Ms. Anne Flanagan referenced the language in # (1); she suggested the wording should read as follows: All conditions currently in effect shall remain in effect unless modified below, including but not limited to.

34:40

Mr. Skylor Miller changed the wording in # (1) of the staff comments.

Mr. Steve Roos asked if there will be any changes in lighting.

Mr. Skylor Miller replied stating that at this time there will not be any changes to outside lighting which was extensively covered in prior PUD approvals. Also, with no changes to the site lighting plan Mr. Skylor Miller did not require a new site plan.

Mr. Bill Swanson asked if there will be any changes due to the windows being added to the rear that would spill light to the back of the building.

Mr. Skylor Miller answered, stating it is certainly possible however interior lighting is not something that is taken into consideration with photometric plans.

Mr. Bill Swanson asked if there was representation of where the juice/coffee shop will be.

Mr. Skylor Miller replied, it is not in the current plans, however, it is something to ask the applicant.

Ms. Anne Flanagan asked Mr. Skylor Miller if there was anything else.

Mr. Skylor Miller stated that is all.

Ms. Anne Flanagan asked if there was anyone else on the board that wished to comment.

Ms. Anne Flanagan stated that we will hear from the applicant and then from the public. Afterwards, there will be a discussion among the board members.

37:10

Mrs. Skylor Miller explained anyone who would like to speak can step up to the podium and address your name for the record.

Mr. Skylor Miller brought up the presentation for the applicant.

Mr. John Silverman with Midland Atlantic Development Company, the applicant of address 8044 Montgomery Road, Sycamore Township, Ohio 45236 addressed the board.

Mr. John Silverman requested Mr. Skylor Miller show a picture of the current building. Mr. John Silverman stated the building has some maintenance issues.

Mr. John Silverman requested Mr. Skylor Miller show a picture of what the building will look like after remodeled. He further explained entrance details, signage, building materials, seating, lights, mirrored windows in the rear.

Mr. John Silverman requested Mr. Skylor Miller show the plans for the juice bar/coffee shop, lobby, staircase instead of escalator, garage and trash enclosure.

Mr. John Silverman spoke about the impact of the rear windows on the building and the effect it may have on the residents. He showed a series of pictures of the building and the resident's houses.

Mr. John Silverman is proposing to add (6) additional trees; (5) are Evergreen and (1) is a Sweet Gum tree. He also stated, the trees previous put in were Sweet Gum and Evergreen.

Mr. John Silverman requested Mr. Skylor Miller show pictures of Judy Myer's (resident) backyard and Mike and Rachel Herrel's (resident) backyard.

Mr. John Silverman suggested that (3) of the Evergreen trees and (2) Sweet Gum trees will go in Judy Myer's (resident) backyard, (2) Evergreen trees will go in the back of Mike and Rachel Herrel's (resident) backyard to block the view. He further stated that the trees cost \$30,000.

Ms. Anne Flanagan asked if there are any tenants.

Mr. John Silverman stated, no there are not any tenants.

Ms. Anne Flanagan asked what type of office tenants would occupy the building.

55:20

Mr. John Silverman answered by stating it would be smaller business, financial business and law firms. The space is between 6,000 – 8,000 SQ. FT.

Ms. Anne Flanagan asked if the office hours would be daytime.

Mr. John Silverman confirmed the office hours would be daytime.

55:43

Ms. Anne Flanagan stated not 24-hours.

Mr. John Silverman confirmed they will not be operating 24 hours; office hours would be 9am-5pm.

Ms. Anne Flanagan asked based on the conversation with the residents what were their concerns.

Mr. John Silverman stated it was the office people looking onto the resident's backyard.

Ms. Anne Flanagan asked about offering the residents mirrored windows.

56:39

Mr. John Silverman stated he has not given them that option.

Ms. Anne Flanagan said we will now open the floor to the public.

Ms. Judith Myers (resident) of 4720 Duneden Ave., Sycamore Township, Ohio 45236 addressed the board stating she has lived there since 1996. She said her concern is the windows in the back. She also speaks of the privacy issues and the elevation of the building. She further stated, she would appreciate the Township keep the area residential.

Ms. Anne Flanagan asked if anyone else would like to speak from the public.

1:03

Ms. Susan Stone (resident) of 7764 Styrax Lane, Sycamore Township, Ohio 45236 addressed the board saying her concerns are light spillage, the fence and privacy. She also stated that she does not have trees like other residents. Her biggest concern is the windows on the rear of the building.

Ms. Anne Flanagan asked Ms. Susan Stone (based on the picture of her back yard) about the mesh.

Ms. Susan Stone stated it is lattice.

Mr. Skylor Miller asked if it was part of the fence.

Ms. Susan Stone stated it was part of her deck.

Ms. Anne Flanagan asked if the lattice helped with privacy.

Ms. Susan Stone stated it helped with the lower deck but not the top deck.

Ms. Anne Flanagan asked if there was anyone else from the public who wished to speak.

1:09

Mr. Mike Harrel (resident) of 4713 Duneden Ave., Sycamore Township, Ohio 45236 stated he is between the two neighbors that previously spoke. He stated he is 174 feet from the building. He said his biggest concern is privacy and the sun glaring off the windows. His preference would be no windows on the back of the building.

Ms. Anne Flanagan asked if Mr. Mike Herrel if there were any ideas that would combat the privacy issues.

Mr. Mike Herrel stated the landscaping would be the best idea he has heard.

Ms. Anne Flanagan asked if there is anyone else from the public that would like to speak.

Mr. Tom Kennedy (no address given) suggested clarice type windows and shading devices for heat reflecting out.

Ms. Anne Flanagan asked if anyone else from the public wished to comment. No response.

1:14

Mr. John Silverman stated he would be happy to add a couple of Evergreen trees in Ms. Susan Stone's back yard. He further stated without the windows he would not be able to do the office space.

Ms. Anne Flanagan stated, now we heard from the floor we will turn back to the board and make a motion.

Mr. Steve Roos made a motion to consider Case 2021-08MA with staff comments included along with the (5) conditions.

Ms. Anne Flanagan seconds the motion

Mr. Bill Swanson suggest specifying the type of landscaping.

Ms. Anne Flanagan stated they need a second to motion.

Mr. Steve Roos second the motion.

Ms. Anne Flanagan stated there was a suggestion to amend the motion.

Mr. Skylor Miller stated we do not need to change the language the just need to supply it to the Trustees, and then follow-up with them. The applicant has between now and July 13, 2021, to decide mitigating techniques they would like to implement.

Ms. Anne Flanagan stated she can understand the residents' concerns and the applicant wanting the windows.

Mr. Skylor Miller stated there is an advisory condition that is being sent to the Trustee's.

Ms. Anne Flanagan stated there should be some balance between the two.

Mr. Steve Roos agreed.

Ms. Anne Flanagan asked if anyone would like to amend the motion.

Mr. Skylor Miller stated no.

Ms. Anne Flanagan called for a vote.

Mr. Steve Roos called roll.

Ms. Anne Flanagan: Aye

Mr. Bill Swanson: Aye

Mr. Steve Roos: Aye

Ms. Anne Flanagan ask if this goes to the Trustee's.

Mr. Skylor Miller stated we should be accepting some amended documents from applicant.

Ms. Anne Flanagan stated next on the agenda is the Township.

Mr. Skylor Miller stated our July meeting we will be discussing the Sycamore Township Land Use Steering meeting and some modifications on the text for the Zoning Resolution.

Ms. Anne Flanagan stated the next meeting is schedule for July 12' 2021, at 6:00 p.m. She asked if there was any public hearing or other business to report.

Mr. Skylor Miller stated not at this time.

Meeting adjourned, 7:26 pm