

Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road
Monday, March 14, 2022
6:00 p.m.

March 14, 2022

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

Item 1. – Meeting called to Order

Mr. Friedmann called the regular meeting of the Zoning Commission to order at 6:00 p.m. on Monday, March 14, 2022.

Item 2. – Roll Call of the Board

Mr. Mees called the rolls

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

Staff Present: Mr. Skylor Miller and Ms. Angela Zammert

Item 3. Approval of Minutes

Mr. Friedmann entertained a motion to approve the Monday, November 8, 2021, meeting minutes.

Mr. Mees made a motion to approve the minutes.

Ms. Flanagan second the motion

All voted AYE.

Item 4. – Old Business

Mr. Friedmann stated no “old business”

Item 5. – New Business

Mr. Friedmann introduced Case # 2022-01P2

Case: 2022-01P2
 Applicant: Leesman Engineering (Tire Discounters)
 Location: 7369 & 7381 Kenwood Road
 Request: PUD II

Mr. Friedman requested Skylor Miller provide an update.

Mr. Miller stated the applicant Leesman Engineering, aka Tire Discounters is proposing to demolish the existing Tire Discounters store and the vacated Graeter's Ice Cream building to construct a new Tire Discounters facility with 8 service bays. The site is located in the SPI Overlay District. The proposed ISR would be 86.1. Tire Discounters would like to consolidate both lots. Mr. Miller mentioned the building size, curb cuts, landscape plan, setbacks, floor plan, preliminary storm calculations and photometric plan.

8:38

Mr. Miller mentioned the rear yard setback, typically it is 20'. All their setbacks are compliant. He also mentioned there will be an exterior dumpster along with a location to put old tires. This will be fenced.

10:11

Mr. Miller discussed the (3) three wall signs each sign proposed 128.67 sq. ft., the zoning resolution allows for (2) two signs therefore, a variance is required. There is also a proposed monument sign at 50 sq. ft., this size is consistent with the zoning resolution. Mr. Miller mentioned the elevation.

13:23

Mr. Miller discussed the outside agency comments.

Mr. Miller stated the staff is generally favorable to the applicant's proposal. The revised submittal reduces the size and placement of freestanding sign, reduces light spillage, and provides for appropriate site landscaping. Due to the size of the former Graeter's site, future development was expected to be problematic. The consolidation of the two lots is a logical and reasonable development opportunity along a major corridor. The development plan also removes a legal non-conforming billboard.

Should the Zoning Commission recommend approval to the Board of Trustees, Staff makes the following suggestions for conditions:

- 1) Existing lots shall be consolidated prior to Zoning Compliance Plan approval.
- 2) Site shall not be utilized for telecommunication towers in the future. (Standard)
- 3) Site shall not be used for off-site advertising signs in the future. (Standard)
- 4) A variance shall be granted for building setback as part of this PUD-2 approval.
- 5) A variance shall be granted for sign setback as part of this PUD-2 approval.
- 6) A variance shall be granted for outdoor lighting intensity, per photometric plan as part of this PUD-2 approval.
- 7) A variance shall be granted for building signage area and count as part of this PUD-2 approval. Zoning Commission shall make a recommendation for total number and maximum area of signage appropriate for approval.
- 8) All of provisions of Chapter 13 SIGNS shall remain in effect.

15:57

There was discussion regarding the current free-standing sign and the removal of the billboard and about public accesses. 20:04

Mr. Friedmann asked if there was anyone from the public that would like to speak. 22:12

Michael Chandler from Leesman Engineering introduced the project of Tire Discounters.

There was discussion about the signage and the possibility of making the signs closer to the zoning resolution guidelines. Also, discussion about the need for (3) three building signs, especially the sign on the north side of the building. 25:23

Mr. Friedmann asked if anyone from the public had any more questions or comments.

Jory Zola, general counsel for Tire Discounters; 200 W. 4th Street, Cincinnati, Ohio 45202. He mentioned the need to get the project underway as soon as possible.

Mr. Friedmann asked if anyone from the public had any more questions or comments. 27:01

Mr. Swanson asked if the ISR requires a variance.

Mr. Miller stated no, it falls into the parameters of the zoning resolution.

Ms. Flanagan made a motion to consider Case # 2022-01PD with the (8) eight conditions from staff; noting to discuss condition #7 for sure.

Mr. Mees second the motion.

Mr. Friedmann asked if there were any comments from the recommendations.

There was discussion regarding the size and number of signs. Also, it is recommended that the billboard sign comes down.

There was discussion on the language for item #3 in the conditions “site shall not be used for off-site advertising signs in the future”. Off-site advertising is used in the zoning resolution instead of “billboard”. 32:33

Ms. Flanagan made a motion to amend the proposal on Case # 2022-01P2 noting (8) eight conditions with condition # (3) three revised to state “site shall not be used for billboard – offsite advertising signs. Next, condition # (7) seven be amended to state “a variance shall be granted for building signage area count as part as the PUD approval, Zoning Commission recommends the total number of building signage be (2) two and may have a variance to have a size not to exceed 128.67 sq. ft. and further recommends that the free standing sign set forth in the plan is approved and may be within the 5’ (five) of the right-of-way. 33:46

Mr. Miller confirmed the size of the signs totaling 257.34 sq. ft.

Mr. Mees called roll

Mr. Swanson	AYE
Ms. Flanagan	AYE
Mr. Friedmann	AYE
Mr. Roos	AYE
Mr. Mees	AYE

Mr. Miller stated this case will come before the Board of Trustees in April 5, 2022. The Board of Trustees have final say on all conditions. 35:19

Mr. Friedmann introduced

Case:	2022-04MA
Applicant:	TriHealth
Location:	8240 Northcreek Drive
Request:	Major Adjustment to a PUD

Mr. Miller introduced Case # 2022-04MA and mentioned the surrounding conditions. The total site is 9.9191 acres and slopes north to the south behind Kugler Mill Rd. This would be a new sign but due to the significant of the size it does require a PUD. The applicant is requesting to change the PUD to replace the existing 10' H x 6' W monument sign located on the west side of the building facing I-71 highway with a larger 30' 8" H x 12' 4" W sign including a 64 sq. ft. LED message board. The message board would be pre-programmed with messages. They also incorporated the base. There are also (2) two free standing signs on the site. The main sign is visible from E. Galbraith Road, and the secondary is visible from I-71. The zoning resolution permits they are allowed (1) one free-standing sign, not to exceed 64 sq. ft., obviously the (2) signs were approved from the original PUD. The proposal would increase the sign to 261 sq. ft. and a height of 30'8". Mr. Miller displayed some of the messages that would be on the board. The applicant stated they would be willing to work with the township on the messages on the board.

Should the Zoning Commission recommend approval to the Board of Trustees, Staff makes the following suggestions for conditions: 42:16

- 1) *Site shall not be utilized for telecommunication towers in the future.*
- 2) *Site shall not be used for off-site advertising signs in the future.*
- 3) *A variance shall be granted for building signage area and count as part of this PUD-2 approval. Zoning Commission shall make a recommendation for total number and maximum area of signage appropriate for approval.*
- 4) *All of provisions of Chapter 13 SIGNS shall remain in effect, unless otherwise stipulated.*

There was discussion on how often the message board changes and how the message board differs from the flashing signs. 44:18

Mr. Friedmann asked if there would be any more questions or comments.

Mr. Swanson asked if the top of the sign would be lighted.

Mr. Miller stated the top of the sign would be internal illuminated.

Mr. Roos asked if the current sign is at maximum size per zoning resolution.

Mr. Friedmann asked if anyone from the public would like to speak. 46:49

Mr. Steve Mombach, Senior Vice President of TriHealth stated the reason for the sign is to provide the community with health messages. He also stated the message could change every minute or every 10 minutes. It is a static change. The current sign would be taken down and a new sign would be installed.

Mr. Lyle Stiles, Project Manager stated to provide awareness to the public.

There was discussion on why they chose the 30' height for the sign.

Mr. Friedmann asked if there were any questions to the applicant.

Mr. Swanson asked what the difference is between this sign and off-site advertising.

Mr. Miller stated this is advertising. 50:20

There was discussion regarding the code and LED signs.

Mr. Mees made a motion to consider Case # 2022-04MA.

Mr. Friedmann second.

Ms. Flanagan stated the sign seems too large and has concerns with the message board.

Mr. Mees stated he has concerns with the messaging and the danger of drivers reading the message at a high speed. 52:40

Mr. Friedmann stated he feels the sign would be too large and the messaging board would be a distraction.

Mr. Mees called role.

Mr. Swanson	AYE
Ms. Flanagan	NAY
Mr. Friedmann	NAY
Mr. Roos	NAY
Mr. Mees	NAY

Mr. Friedmann stated this case will go in front of the Board of Trustees on April 5, 2022.

Mr. Friedmann introduced

Case: 2022-05P2
 Applicant: Brian T. Caswell (Equipment Depot)
 Location: 8980 Rossash Road
 Request: PUD II

Mr. Miller stated this is an existing business and provided the surrounding conditions. The applicant is proposing interior and exterior building improvements and site modifications as an upgrade to the existing facilities to present a more consistent appearance and function in line with the company objectives and mission statement of the tenant and Equipment Depot.

58:16

Mr. Miller displayed the site plan describing the renovations of their proposing. He further stated there are a few discrepancies in their submittal. There won't be any stand alone lighting on this site, there will be fixtures on the building therefore, he is requesting a photometric and a landscape plan.

There was further discussion regarding the landscaping.

1:01:04

Ms. Flanagan requested current images of the building. Mr. Miller displayed a current view of the building.

Mr. Miller stated there were no proposed signs for this location. If they intend on submitting for new signage, they will be held to the current zoning resolution.

There was discussion for outside comments.

1:03:15

There was discussion regarding the business to the east.

Mr. Miller displayed an image of the business at Rossplain and Rossash.

There was discussion on which building stays and where the addition will be constructed. There was also discussion on parking.

Mr. Miller stated this project is an opportunity to update and modernize an existing business property for a long-standing member of the Sycamore business community. Staff is generally favorable to the proposed PUD-2 provided the Commission considers the following conditions:

1:08:15

- 1) *Existing lots shall be consolidated prior to Zoning Compliance Plan approval.*
- 2) *Site shall not be utilized for telecommunication towers in the future.*
- 3) *Site shall not be used for off-site advertising signs in the future.*
- 4) *A variance shall be granted for building setback as part of this PUD-2 approval. There is no concern for the setbacks on the new additions*
- 5) *All site signage shall comply with Chapter 13 of the Sycamore Township Zoning Resolution.*
- 6) *A photometric plan shall be submitted consistent with the Sycamore Township Zoning Resolution prior to Board of Trustee review as part of this PUD-2 approval.*
- 7) *A landscaping plan shall be submitted consistent with the Sycamore Township Zoning Resolution prior to Board of Trustee review as part of this PUD-2 approval.*

1:10:06

Mr. Friedmann asked if there were any questions for Mr. Miller.

Mr. Friedmann asked if anyone from the applicant that would like to address the board.

Mr. Wayne McMillia, from the Oswald Company, Construction Manager stated the reasons for the dock is to help truck flow and mentioned the landscape plan. He also mentioned consolidating the parcels.

There was further discussion about consolidating lots.

Ms. Flanagan asked what type of trucking activities will be going on.

Mr. Jason Watson from Equipment Depot stated the truck traffic is typical of what they have had in the past 30-40 years.

Ms. Flanagan asked if it was a 24-hour operation.

Mr. Watson stated it was 7am – 5pm.

There was discussion regarding elevation and façade.

Mr. Brian Caswell described the building's façade.

Mr. Mees asked if signage will come in on a separate application.

There was discussion about the gravel in the parking lot.

Mr. Friedmann asked if anyone else would like to speak on behalf of the applicant.

Ms. Renee Beck, civil engineer mentioned there is more road to allow for emergency services and talked about landscape buffer. She also mentioned the gravel parking lot and water retention.

Mr. Miller asked what will be parked on the gravel lot.

Ms. Beck stated equipment held on site.

There was discussion about water retention and oem.

Mr. Friedmann entertained a motion on this application.

Mr. Mees moved to consider Case 2022-05P2

Mr. Friedmann second the motion.

There was discussion about item # 3 in the staff comments.

Mr. Mees took vote.

All AYE

The case will go to the Trustees on April 5, 2022.

Item 6. – Township Reports

Mr. Miller stated the Land Use Plan was approved.

There was discussion about the Drake Property.

There was discussion about the Land Use Steering Committee.

Item 7. – Date of next meeting

The next Zoning Commission meeting is scheduled for Monday, April 11, at 6:00 p.m.

Mr. Friedmann entertained a motion to adjourn.

All voted AYE

The meeting adjourned at 7:27 p.m.