

Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road
Monday, April 11, 2022
6:00 p.m.

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. Barrick called the regular meeting of the Zoning Commission to order at 6:00 p.m. on Monday, April 11, 2022.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Ms. Flanagan, Mr. Barrick, Mr. Roos, Mr. Swanson, and Mr. Mees

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

Item 3. – Old Business

Mr. Barrick stated there was no “old business”

Item 4. Approval of Minutes

Mr. Barrick entertained a motion to approve the Monday, March 14, 2022, meeting minutes.

Ms. Flanagan made a motion to approve the minutes.

Ms. Mees second the motion

All voted AYE.

Item 5. – New Business

Mr. Barrick introduced Case # 2022-07MA

Mr. Miller presented Case # 2022-07MA and stated there is a minor adjustment on the site and a section of right-of-way being vacated which will be consolidated. It was a petition voted in by the Board of Trustees.

Applicant: Kenwood Swim School, LLC.
Location: 8261 & 8271 Pine Road
Request: Major Adjustment to a PUD

Mr. Miller stated the current zoning for Kenwood Swim School is “OO” Planned office which requires a major adjustment. The site consists of 1.7 net acres with the frontage of 425’ along Pine Road.

Mr. Miller mentioned the surrounding districts. The proposed ISR is .863. He displayed a site plan, general elevation, and a floor plan. 7:46

Mr. Miller discussed parking spaces for employees and customers. 10:49

Mr. Miller stated if this project moves forward staff recommends approval with 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, streetscape buffers, site lighting, off-street parking requirements, and mechanical equipment.
2. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
3. Exterior signage shall conform to the “O” zoning district provisions of the Sycamore Township Zoning Resolution.
4. There must be 0 foot-candles of light spill at the north, and west property lines, as previously required. 12:44

There was discussion on the site plan from 2009, current parking, and paper street.

Mr. Miller stated the Trustees voted to have the right-of-way on Spencer to be vacated.

There was discussion on public comments.

Mr. Miller stated the board should only look at use at this time.

There was discussion about Robert Lucke Group acquiring the property.

There was discussion regarding the type of use in the future of the new building. 17:58

Mr. Miller stated he would recommend that the project have a condition for a permanent use.

Mr. Barrick asked if the applicant would like to address the board.

Mr. Jack Barbat displayed a presentation of Kenwood Swim School and described the business’ scope of work and the various locations in Cincinnati. 20:25

Ms. Flanagan asked how many employees work in one shift.

Mr. Barbat answered 10 employees. 27:46

There was discussion about parking.

Mr. Roos asked the maximum number of kids enrolled at the swim school.

Mr. Barbat answered, "40 kids".

Mr. Barrick asked if anyone from the public that would like to speak. 28:49

Mr. Miller stated, no comment from fire house at this time.

Mr. Barrick closed the floor to the public.

Mr. Mees made a motion to consider Case # 2022-07MA.

Mr. Roos second the motion.

Mr. Miller recommended approval for additional use.

There was discussion about conditional permitted uses. 31:11

Mr. Miller recommended the board make a motion to add the swim school as submitted to the existing PUD.

There was discussion regarding the noise coming from the swim school.

Mr. Barrick asked if there were any comments from the fire department.

Mr. Barrick entertained a motion to consider Case # 2022-07MA.

Mr. Mees made a motion to consider Case # 2022 -07MA to add Kenwood Swim School as submitted to the existing PUD including the staff recommended conditions.

Ms. Flanagan second.

There was discussion regarding the staff report. 35:40

Mr. Mees called roll.

Ms. Flanagan Yes
Mr. Barrick Yes
Mr. Roos Yes
Mr. Mees Yes

Mr. Barrick asked if this case would be forwarded to the Trustees for approval.

Mr. Miller confirmed the Trustees will review the case at their next meeting. 36:39

There was discussion about the two cases Tire Discounters and Equipment Depot that were heard by the Trustees.

There was discussion about telecommunication towers.

Mr. Miller advised TriHealth requested to postpone their hearing due to scheduling conflicts.

Mr. Barrick asked about the land use committee.

Mr. Miller stated he is currently reviewing candidates for the Land Use Committee.

Mr. Barrick stated next meeting is Monday, May 9, 2022, at 6:00 p.m.

Mr. Barrick made a motion to adjourn.

Ms. Flanagan seconded the motion.

All voted Yes.

The meeting adjourned at 6:47 p.m.