

Meeting Minutes
Sycamore Township Zoning Commission
Township Administration Building
8540 Kenwood Road, Cincinnati, Ohio
Monday, November 14, 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. Friedmann called the regular meeting of the Zoning Commission to order at 6:00 p.m. on Monday, November 14, 2022.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

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

Item 3. Approval of Minutes

Mr. Friedmann asked the board if there were any changes to the September 12, 2022, and October 11, 2022, meeting minutes.

Ms. Flanagan stated on September 12, 2022, item (3) should read “received” instead of “reviewed” and on the top of page (4) Bill Mees stated “binding” instead of "bidding”.

Mr. Friedmann entertained the motion to approve the minutes for September 12, 2022.

Ms. Flanagan made a motion to approve the September 12, 2022, as modified.

Mr. Mees second the motion.

All voted AYE (Ms. Flanagan, Mr. Mees, and Mr. Swanson were at the meeting)

Mr. Friedmann asked the board if there were any changes to the October 11, 2022, meeting minutes.

Mr. Barrick stated he sent Angela Zammert the corrections which have been implemented.

Mr. Friedmann entertained a motion to approve the meeting minutes for October 11, 2022.

Mr. Barrick made a motion to approve the October 11, 2022, meeting minutes.

Mr. Roos seconded the motion.

All voted AYE. (Mr. Swanson, Mr. Friedmann, Mr. Barrick, and Mr. Roos were at the meeting).

Item 4. – New Business

Mr. Friedmann introduced Case # 2022-15P2 and asked Mr. Miller to provide an update.

3:13

Mr. Miller stated Case # 2022-15P2 Robert Lucke Group, Inc. current zoning is “F” Light Industrial, the North: “OO” – Planned Office, South: “F” – Light Industrial, East: “F” – Light Industrial, West: “F” – Light Industrial. The site characteristics size is 4.702 acres (total), Frontage 431.51, Kemper Road, 320.99’ Northlake Drive, Topography: generally flat, Existing ISR: 0%, Proposed ISR: 68%. The applicant requests a PUD2 approval to construct a mixed-use development consisting of a one-story building with a proposed office and boutique store use with a floor area of 11,800 gsf; two one-story office buildings with a floor area of 11,800 gsf each; as well as a fourth one-story building with a proposed cafe or restaurant use and a floor area of 4,400 gsf.

5:58

Mr. Miller displayed the updated site plan which the Applicant is trying to re-work the site. The goal is to get rid of the underground detention. Because of the nature of the site, Mr. Miller is recommending part of this PUD is consistent with the “O” Office District standards. As the site will be developed for office uses primarily, staff recommends these standards are applied. A third freestanding sign is indicated at the corner of Kemper and Northlake. A sign detail with Hamilton County Standards. Sidewalk shall be constructed through the proposed driveway.

Mr. Miller mentioned there will be three dumpster enclosures, the two are fine however they do not mention enclosure details. As long as they meet the standards, they will be fine. The third dumpster does not meet setbacks. Mr. Miller stated we can help the Applicant find a suitable location to place the third dumpster to be compliant. The restaurant pad is on a conceptional layout provided they meet the setbacks for the district this could be re-worked as part as a Minor Adjustment.

14:43

Mr. Miller noted the following conditions:

- 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 dumpster setback as part of this PUD-2 approval.
- 4) A variance shall be granted for outdoor lighting intensity, per photometric plan as part of this PUD-2 approval.
- 5) Signage shall be designed consistent with Section 13-11 of the Sycamore Township Zoning Resolution. All other provisions of Chapter 13 SIGNS shall remain in effect.
- 6) Applicant shall construct a seven (7) foot walk at the face of curb along the frontage of East Kemper Road with a curb ramp at Northlake Drive to cross East Kemper Road. Sidewalk & curb ramp should follow ODOT & Hamilton County Standards. Sidewalk shall be constructed through the proposed driveway.

There was discussion about the ISR, low density and parking spaces.

17:01

There was discussion regarding the Kemper Road corridor.

There was discussion regarding Robert Lucke Group, Inc. proposing a café/coffee shop and a drive-thru. The board discussed if a drive thru is a permissible use in the “F” Light Industry District and “O” Office District. There was further discussion about the impacts a drive thru may have on future tenants wanting to open a drive thru.

Mr. Friedmann asked if the Applicant would like to speak on behalf of Robert Lucke Group, Inc. **21:00**

Scott Lucke, owner of Robert Lucke Group, Inc. (8825 Chapel Square, Cincinnati, Ohio 45249) stated this will be the 5th project in Sycamore Township. He stated the building materials have not been chosen yet, but they will all be consistent. Mr. Lucke mentioned prior to coming before Zoning Commission he had to get prior approval through the HOA that resides directly behind the proposed building. They didn’t have any concerns about the drive thru café/coffee shop. Mr. Lucke further mentioned he will be sliding the building down away from Northlake and will be working on an above-ground retention basin vs. an underground. The square footage will remain the same. Also, he doesn’t see any issues with the lighting however, if he needs to get it off Kemper Road and Northlake Road, he would be happy to do so. The dumpster will be similar to the buildings. Mr. Lucke mentioned he does not want any fast-food restaurants going into the space, only café style eateries. Lastly, Mr. Lucke would be happy to work with the Township on the sidewalk project.

32:13

Mr. Miller stated \$1 million\$2 of federal funding to start connecting Kemper Road/School Road/Solzman Road/Snyder Road. It is part of the new policy that requires sidewalks along Kemper. Mr. Miller said they could have a staff meeting about it.

Mr. Friedmann asked if the Board had any questions.

Mr. Mees asked if they knew where the retention basis would be installed.

There was discussion on where the retention basis will be installed.

Mr. Barrick stated he would like to put no fast-food restaurant in the conditions.

There was discussion about the building materials and if they would all be consistent.

There was discussion regarding how a minor adjustment works vs a PUD.

43:39

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

Mr. Friedmann entertained a motion to consider Case # 2022-16P2.

Mr. Barrick made a motion to consider Case # 2022-16P2.

Mr. Barrick stated following staff’s recommendation where the following conditions are renumbered beginning with:

- 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) Signage shall be designed consistent with Section 13-11 of the Sycamore Township Zoning Resolution. All other provisions of Chapter 13 SIGNS shall remain in effect.
- 4) Applicant shall construct a seven (7) foot walk at the face of curb along the frontage of East Kemper Road with a curb ramp at Northlake Drive to cross East Kemper Road. Sidewalk & curb ramp should follow ODOT & Hamilton County Standards. Sidewalk shall be constructed through the proposed driveway.

Mr. Barrick stated he will stop with these conditions and the board will have a discussion.

Ms. Flanagan second the motion on the conditions for Case# 2022-16P2.

Mr. Mees confirmed that conditions 4) and 5) are stricken and the Applicant will have to comply with the setbacks for the dumpsters and the photometric plan.

47:44

The board discussed the dumpsters and the photometric plan.

The board discussed the restaurant and drive thru.

Mr. Miller stated prior to making a recommendation inviting the Applicant back up to be part of the conversation. Also, Mr. Miller stated they could add a condition of the amount of revenue the drive thru makes.

Mr. Lucke asked the board if he could get the use approved and come back in front of the Board when he finds a user.

53:45

There was further discussion about the type of restaurant and drive thru.

Mr. Lucke stated he is dealing with the HOA and there are guidelines set with them as well.

Mr. Friedmann recommended to re-visit the drive thru at a later date, once it is determined the type of restaurant.

Doug Smith, Abercrombie & Smith (811 Cheviot Road, Cincinnati, Ohio 45247) recommended the option of no menu board or speaker. Also, the option of a pick-up window only.

58:21

Mr. Swanson asked what the actual concern is of having a drive thru.

Mr. Miller stated it could be a traffic issue.

Ms. Flanagan asked if they need to consider the ISR in a condition.

Mr. Miller stated as long as the ISR is under .68, they will be fine.

Mr. Barrick would like to make a motion to modify the following conditions:

- 5) Building# 4 shall not include a drive thru facility.
- 6) Café/restaurant building #4 shall have the same building materials.

Mr. Flanagan second the motion.

Mr. Mees stated they could come in with no drive-thru and have the same building materials and Mr. Miller could approve that under a minor adjustment.

Mr. Friedmann asked if Mr. Mees would like to take the roll.

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

Mr. Miller stated the Board of Trustees is on December 6, 2022, at 6:00 p.m.

Mr. Friedmann introduced Case# 2022- 16P1, AG Ohio Construction Services, 11918 1st Ave, Cincinnati, Ohio 45249.

Mr. Miller stated on Case# 2022-16P1 is currently in “E” Retail District however it is a residential home. He is not sure how this was originally approved. The applicant is looking to add a 288 sq. ft. addition which will encroach into the side yard setbacks. There is a requirement for 10’ side yard setbacks. The home is approximately 7’ on the side yard which requires a variance. The reason for the addition is for an elderly family member. This would be considered an accessory apartment. Single Family Residential is permissible in the “E” Retail District via a PUD 1 approval. An accessory apartment is permissible with a Conditional Use. Per Section 18-6 of the Sycamore Township Zoning Resolution, a conditional use may be approved as part of a PUD approval.

Staff Comments

Based on the information submitted, the proposed plan meets the spirit and intent of the zoning resolution for an Administrative PUD 1 and the variances required for the construction of the proposed improvements are minimal. The accessory apartment is a conditional use that meets requirements under Section 17.

Staff recommends approval with the following conditions.

- 1. A variance is approved for side yard setback encroachment.
- 2. A conditional use is approved for an accessory apartment pursuant to the requirements of Section 17.

Mr. Barrick asked what the properties to the North are zoned and what the side and rear yard setbacks would be for the residential zoning area.

Mr. Miller stated they are zoned “C” residential.

Mr. Miller stated the building is legal non-conforming.

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

Mr. Gregory Manhardt – Ohio AG Ohio Construction Services, 9921 Edgewood Lane, Cincinnati, Ohio 45241

Mr. Friedmann asked if anyone would like to make a motion.

Mr. Roos made a motion to consider Case# 2022-16P1.

Mr. Mees second the motion.

Mr. Friedmann asked the board if there were any comments.

Ms. Flanagan asked Mr. Roos if he wanted to add the two conditions.

Mr. Roos would like to amend the original motion to add the two conditions.

Mr. Friedmann asked Mr. Mees if he would like to take roll.

Mr. Mees took roll.

Ms. Flanagan	YES
Mr. Barrick	YES
Mr. Friedmann	YES
Mr. Roos	YES
Mr. Mees	YES

Item 5. Old Business

No old business

Item 6. – Township Reports

Mr. Miller mentioned Landmark Recovery of Louisville, LLC. will be re-applying.

Item 7. – Date of next meeting

The next Zoning Commission meeting is scheduled for Monday, December 12, at 6:00 p.m.

Mr. Friedmann entertained a motion to adjourn.

All voted AYE

Adjourned 7:21 p.m.