

Sycamore Township Land Use Steering Committee Meeting Minutes May 24, 2021



Members: Tracy Hughes, George Ten Eyck III, Tracy Schwegmann, Peter Mallow and John O'Shea

Members Present: George Ten Eyck III and Peter Mallow

Members Absent: Tracy Schwegmann, John O'Shea, and Tracy Hughes

Staff Members Present: Skylor Miller, Kevin Clark, Jessica Daves

Review Land Use Plan and Map

Mr. Miller discussed Sycamore Township draft south land use plan.

There was discussion about the current land use plan, draft land use plan, and differences between the two.

There was discussion about the definition of mixed use.

There was discussion about changes in the 2008 Land Use Plan and the current proposed Land Use Plan.

Mr. Miller discussed the Reading Road Corridor and the current zoning and potential zoning.

There were some adjustments made to the draft land use plan at Montgomery and Kugler Mill and Montgomery.

There was discussion on Pine and Monroe and making that mixed use.

Mr. Miller said everything on the north end of Galbraith road we are making mixed us.

Mr. Ten Eyck and Mr. Mallow agreed.

There was discussion about Kenwood Road and properties being owned by Kenwood Baptist Church.

There was discussion Maryview and Kenwood and the that staying residential.

Jay Janus asked about his neighborhood and the zoning of one-story family housing and it being mixed use on the draft land use plan.

Mr. Miller explained why that area is mixed use.

Mr. Janus expressed his concerns about the zoning.

Mr. Miller discussed how do we address the concern of residential creep.

Mr. Miller said the northern section of Sycamore Township like planning for two different communities.

There was discussion about the zoning in North Sycamore Township.

There was discussion about High Point and them being small lots and Mr. Miller said he does not see this staying suburban residential.

Mr. Miller said if they were going to do anything with this area today it would probably go to mixed use.

They agreed.

Mr. Ten Eyck asked if there was any comprehensive plan for Fields Ertel.

The answer was no.

There was discussion about Fields Ertel and Reed Hartman Highway and the Township owned property.

There was discussion about the Reed Hartman Highway church property.

There was discussion about Kemper Road and Grooms Road.

East Kemper and School Road and it being the most industrial section of the Township.

Mr. Mallow asked if we want to change the Duke property that is public utility into light industrial.

Mr. Miller explained that they are expanding some facilities and there are going to be equipment buildings.

There was discussion about Kids First and the land use plan being office.

The one big piece of land that is not developed is Bishop's Gate and Faith Bible Church and changing the church property to public, semi-public and institutional and the Animal Hospital next to it.

There was discussion about Township owned property near Sharon Woods and not controlling it because it is parks and recreation.

Mr. Ten Eyck and Mr. Mallow did not have any changes to the draft Land Use Plan text amendments.

Mr. Ten Eyck asked about Mr. Miller about the definition being in the index.

Mr. Miller said he did change up some of the color coding and it will be updated.

There was a discussion about a market analysis and the 2020 census.

There was a discussion about adding a definitions area in the Land Use Plan text amendment.

Mr. Miller said he asked for a copy of the Reading Road Corridor Plan from Hamilton County.

Mr. Miller discussed defining low intensity mixed use.

Mr. Miller discussed Kenwood Road traffic in 2020, radar signs, and updating the Land Use Steering items discussed in the meeting.

Discussion about the Montgomery Road Properties Planning Project

Mr. Miller explained the market analysis, three focus group and the chert. He also explained the deliverable will be an executive summary.

Mr. Miller discussed wanting to dedicate time for the Zoning Resolution and the chert.

Tentative Dates of the Next Meetings

June 7, 2021 at 9:00 a.m. for the Zoning Resolution meeting and the June 14, 2021 at 10:00 a.m. for the charrette land use steering meeting.

Meeting Minutes:

Jessica Daves

Planning & Zoning Assistant