

RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

Tuesday, February 6, 2024, 5:30 p.m.

The public hearing for Zoning Case 2023-17MA was called to order at 5:30 p.m. by Chairman Weidman.

Present for the hearing were Chairman Weidman, Vice Chairman Schwegmann, Trustee Kellums, Law Director Barbieri, Administrator Bickford, and Planning & Zoning Administrator Uckotter.

Mr. Uckotter presented Zoning Case 2023-17MA, a request by applicant Kenwood SCA II, LLC, for a major adjustment to an existing PUD2 (Case 2018-12P2) for the property located at 4751 Luxe Blvd. Mr. Uckotter stated Case 2018-12P2 was approved for a six-story office building, which is no longer feasible. He reported the current case proposes a ten-story mixed-use building. Mr. Uckotter described the uses by floor of the building. He noted the proposed use is consistent with the Township's Land Use Plan.

Mr. Uckotter displayed a rendering of the building's height compared to other Kenwood area buildings. He then reviewed the site plan, noting the setbacks for the proposed building are the same as those approved in the 2018 case. Mr. Uckotter discussed traffic studies conducted for the site, which show a negligible increase in traffic due to the development compared to the original approval.

Mr. Uckotter displayed renderings of the proposed building and reviewed the building materials, which he stated were of high quality. He reviewed the locations of the proposed wall signs. Mr. Uckotter stated two monument signs were proposed, but the Zoning Commission recommended approving only one monument sign in front of the building at the property line.

Mr. Uckotter then reviewed the outside agency comments, pointing out that the Sycamore Township Fire Department requested the Encore be permitted as a high-rise structure, that one EMS transport gurney size elevator from the garage to the penthouse, and that the building be designed to integrate a radio repeating system if required by testing after construction. He stated these elements are included in the conditions.

Mr. Uckotter stated staff recommends approval of the Major Adjustment to the PUD with the following conditions:

1. All conditions of Case 2018-12P2 are in full force and effect unless modified by this case.
2. The wall sign plan shall conform to the site arrangement and dimensions as shown (or amended).
3. One monument sign is permitted on the subject property, in front of the Encore on the Kenwood Road elevation. The monument sign must have a masonry base and can be setback zero feet from the right-of-way/ property line. The maximum size of the monument sign may be 10.5' wide, 3.5' deep and 6' tall.

4. On the western elevation, no wall sign shall be sited above the third floor.
5. Digital signs (EMCs) shall not be used on wall signs or monument signs for the subject property.
6. All lighting associated with Encore shall conform to the Zoning Resolution's standard of .5-foot candles at the property line.
7. Ground Floor One of Encore may be used for any combination of office, retail, or restaurant uses.
8. Encore shall be designed and permitted as a high-rise structure and follow all relevant high-rise building and fire code requirements. Encore shall be designed to integrate a radio repeating system if required by testing, prior to consideration of Township and County C/Os. At least one elevator from the garage to the penthouse sized to accommodate an EMS transport gurney shall be incorporated into the Encore project. All elements related to this condition, unless specifically stated otherwise, shall be incorporated into the plans prior to the issuance of Township zoning certificate(s).
9. All building materials shall comply with the representations made in this case.
10. All landscaping on the 7.16-acre subject property shall be maintained in healthy condition.

Mr. Uckotter then displayed two renderings of the proposed building.

Ms. Schwegmann asked about the close proximity of the proposed building to the Jewish Hospital helicopter pad.

Mr. Uckotter responded in review of the Code of Federal Regulations; the Jewish Hospital private helipad does not necessitate FAA comment.

Mr. Weidman stated he had spoken to the applicant and to Michael Kramer, President of Jewish Hospital, about this. He said Mr. Kramer's concern was about the crane that would be needed during construction. He said the applicant researched this and determined the contractor providing the crane will have to report crane location and height information to the FAA, which satisfied Mr. Kramer's concerns.

Mr. Kellums asked if Fire Chief Penny had any concerns about the building other than those listed in the staff report.

Mr. Uckotter read Chief Penny's comments from the Zoning Commission meeting minutes in which he said it is a safe building.

Mr. Weidman stated Ed Williams was present to discuss the traffic studies.

Mr. Barbieri asked all members of the public who would be submitting testimony to stand and be sworn in.

Mr. Ed Williams, of TEC Engineering, 7288 Central Park Blvd. Mason OH 45040, addressed the Board. Mr. Williams discussed the results of traffic studies that had been conducted over the years in the area near Happiness Way and Frolic Drive. He noted that the 24-hour traffic counts today are very similar to those done two years ago. He said the study also showed the people coming from the apartments at Aspire were traveling on Kenwood Road.

Mr. Weidman invited the applicant to address the Board.

Mr. Gregg Fusaro, of CIG Communities, 6745 Kenwood Road, Cincinnati, OH 45243, addressed the Board. Mr. Fusaro stated that traffic has always been a concern and that mixed-use is almost identical to primary office use as far as traffic and parking. He addressed the concern about the crane, noting that the crane company must get permits through the county subject to any FAA requirements. Mr. Fusaro said he is excited about the project and discussed the ways in which it will benefit the Township economically and otherwise. He went on to describe the amenities offered to residents of the building and discussed the restaurant and office spaces on the lower floors.

Mr. Weidman opened the floor to comments from the public.

Mr. Mark Brown, of 4610 Largo Drive, addressed the Board. Mr. Brown stated his only concern was the height of the proposed building.

Ms. Emily Pindela, of 7934 Frolic Drive, addressed the Board. Ms. Pindela expressed concerns about the height of the building and inconvenience during construction.

Mr. James Moskowitz, of 4888 Bayberry Drive, addressed the Board. Mr. Moskowitz asked questions about the Township's economic health, the occupancy rate of the Aspire apartments, and the traffic studies. He expressed concerns about traffic on Kenwood Road and the effects of the additional people residing in the proposed building on the traffic.

Mr. Weidman responded to Mr. Moskowitz's concerns about the traffic on Kenwood Road, saying the Board is very cognizant of the traffic issues at Kenwood and Montgomery Roads and has completed a traffic study from Galbraith Road to the highway on Kenwood Road. He said we have worked to get grant funding to fix some of those problems, but the last grant we applied for, we did not get.

Mr. Kellums stated the results of the traffic study discussed earlier in the meeting meant not that there would be no more traffic but that there would be no more than was found in the last study for the originally approved six-story office building. He said the Township is currently working on another study in conjunction with Hamilton County Planning & Development, ODOT, and the Hamilton County Engineer's Office. Mr. Kellums said there is obviously a traffic problem, but the Township wants to get more people involved because the solutions are not easy. He noted the Township has purchased property on Montgomery Road to be used for access management, and the study will help us find the best way to relieve the traffic issues.

Ms. Linda Englehart, of 9095 Shadetree Drive, addressed the Board. Ms. Englehart expressed concerns about safety, the locations of trash receptacles for the proposed restaurant spaces, and the accuracy of the traffic studies:

Ms. Kathy Shoemaker, of 4577 Orchard Lane, addressed the Board. Ms. Shoemaker expressed concerns about traffic and trouble getting in and out of Orchard Lane during the holiday season. She stated commercial development is pushing back residential areas, but adding restaurants to Kenwood is a good idea.

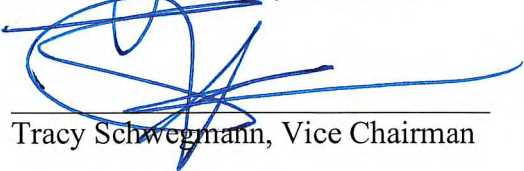
Mr. Mike Bresnen, a resident of Florida, addressed the Board, saying his mother lives at 4687 Happiness Way. Mr. Bresnen expressed concerns about the privacy of the residential community being negatively impacted by the building and about traffic in the area.

Ms. Janelle Kronenberger, of 8029 Frolic Drive, addressed the Board. She stated she wanted to make sure that the Trustees read the email she sent. The Board said they had. She expressed concerns about the size of the proposed building and its proximity to Kenwood Road and said the commercial developers are not responsive to her when she calls with concerns.

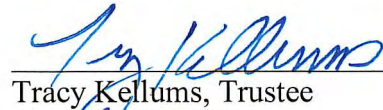
The public hearing for Case 2023-17MA adjourned at 6:32 p.m.



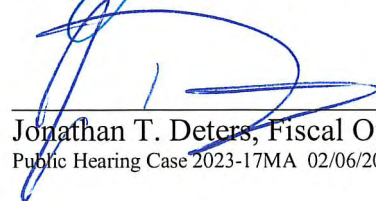
Thomas J. Weidman, Chairman



Tracy Schwegmann, Vice Chairman



Tracy Kellums, Trustee



Jonathan T. Deters, Fiscal Officer
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