

RECORD OF PROCEEDINGS

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

December 4, 2014

The public hearing for Zoning Case 2014-14MA was held at 6:30 p.m. Mr. Bickford presented the case: a request to demolish the existing single family house and construct a single story dental office building on the property located at 8784 Montgomery Road. The proposal is an adjustment to a zone change approved in 2003.

The Zoning Commission recommended denial of the request at their October 14, 2014 meeting.

Mr. Bickford presented the case followed by Mr. Michael Kubicki and Mr. Rick Pansiera.

Several residents spoke regarding the project.

The public hearing ended at 7:38 p.m.

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Cliff W. Bishop, President

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Dennis W. Connor, Vice President

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Thomas J. Weidman, Trustee

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Robert C. Porter III, Fiscal Officer

## RECORD OF PROCEEDINGS

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

December 4, 2014

The regular meeting was called to order at 7:48 p.m. by President Bishop.

The invocation from Trinity United Church of Christ was read by Trustee Connor.

Pledge to the Flag.

Present for the meeting were President Bishop, Vice President Connor, Trustee Weidman, Fiscal Officer Porter, Law Director Miller, Administrator Bickford, Superintendent Kellums, Parks /Recreation Director McKeown, and Lt. Ketteman from the Hamilton County Sheriff's Office. Captain Jerry Cooper was present on behalf of Fire Chief Penny who was excused.

The minutes of the Board of Trustees meetings held November 18, 20, 24 and 25, 2014 were read. A motion was made by Mr. Weidman, seconded by Mr. Connor, to approve these minutes. Vote: All Aye.

Ms. Susan Rakers, 4554 Sycamore Road, addressed the Board speaking against the new sidewalk on Hosbrook Road.

Mr. Al Early inquired about the Electric Aggregation program.

Lt. Ketteman reported there has been an increase in panhandling in the Township. He advised that residents should not give money to panhandlers and should call the non-emergency dispatch number at 513-825-2280 when they see someone panhandling.

Captain Cooper reported there have been 920 fire details and 2,897 EMS details for a total of 3,817 runs. He noted the Fire Department is on track to have over 4,000 runs in 2014. He said the new windows tablet had been installed in the engine and was working well.

Mr. McKeown reported that the annual Dillonvale Luminaria would take place on Saturday, December 6, 2014 from 6:00 p.m. to 8:00 p.m. at the Bechtold Pavilion.

Mr. Kellums reported a new snow plow costing \$5,100.00 was needed for one of the trucks. Mr. Connor asked if there had been a water main problem on Hosbrook Road. Mr. Kellums answered that Waterworks had investigated and determined there was a leak which will be fixed after all the other breaks in the city were repaired.

Mr. Miller reported that he and Mr. Kellums were working on dedication of the new Kenwood Access Road.

Mr. Bickford presented the following purchase orders for approval:

Ohio CAT	Brake Repair Engine 93	\$4,536.51
Hamilton County Sheriff	Police Contract	\$56,051.98
Kaffenbarger	Snow Plow	\$5,100.00

A motion was made by Mr. Weidman, seconded by Mr. Connor, to approve these requests.  
Vote: All Aye.

Mr. Porter read a communication from U.S. Representative Brad Wenstrup thanking President of the Board of Trustees Cliff Bishop for accompanying him on a recent visit to Sycamore Township.

The resolution “Approving a Site Plan for the Texas Roadhouse Development in Sycamore Plaza” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye. Resolution No. 2014-144 approved this 4<sup>th</sup> day of December, 2014.

Mr. Weidman made a motion, seconded by Mr. Connor to consider Zoning Case 2014-14MA. The Board discussed the issues brought before them.

Mr. Weidman made a motion, seconded by Mr. Connor, to direct Mr. Miller to prepare a resolution approving with the following conditions for Case 2014-14MA:

1. Except as otherwise approved in this resolution, all items must meet the Sycamore Township Zoning Resolution.
2. The finished floor must be at elevation 744 feet.
3. The rear grade of the property must start at no less than elevation 740 feet.
4. The parking lot is to be screened with a solid year round hedge row that prevents light spill from vehicular traffic. The eastern most parking space is to be removed and the edge of the retaining wall is to be pushed to the west the same amount.
5. The streetscape buffer may be reduced to five (5) feet on the northern edge of the property.
6. Parking lot lights cannot exceed 12 feet in overall height including the base and must be shielded to any residential property.
7. The streetscape and boundary buffers must be approved by staff and must exceed the requirements of the zoning resolution.

8. A no cut zone must be established for the buffer to remain and must be approved by staff and at a minimum must be on the applicant's side of the stream.
9. A solid screen of evergreen trees consisting of plant material no less than 20 feet in height is to be planted along the east boundary buffer. The trees must be planted at an elevation of at least 736 feet or higher.
10. No exterior lights are permitted on the north or east side of the building.
11. An access easement must be provided for future development to the north and south.
12. All current parties to the original PUD must sign off on the application.

Vote: All Aye.

The resolution "Providing for and Authorizing Weed Cutting and Debris Removal, Declaring a Nuisance for the Property Located at 3985 Trebor Drive, Sycamore Township, OH 45236" was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye. Resolution No. 2014-145 approved this 4<sup>th</sup> day of December, 2014.

The resolution "Providing for and Authorizing Weed Cutting and Debris Removal, Declaring a Nuisance for the Property Located at 8402 Beech Avenue, Sycamore Township, OH 45236" was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye. Resolution No. 2014-146 approved this 4<sup>th</sup> day of December, 2014.

The resolution "Providing for the Removal of Junk Vehicle(s) in Sycamore Township, Hamilton County and the Proper Disposal, Storage or Impoundment of Motor Vehicle(s)" was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye. Resolution No. 2014-147 approved this 4<sup>th</sup> day of December, 2014.

The resolution "Providing for the Removal of Junk Vehicle(s) in Sycamore Township, Hamilton County and the Proper Disposal, Storage or Impoundment of Motor Vehicle(s)" was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye. Resolution No. 2014-148 approved this 4<sup>th</sup> day of December, 2014.

The resolution "Declaring Certain Property as Surplus, Authorizing its Disposition" was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye. Resolution No. 2014-149 approved this 4<sup>th</sup> day of December, 2014.

The resolution “Requesting the County Auditor to Make Advance Payment of Taxes” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2014-150 approved this 4<sup>th</sup> day of December, 2014.

The resolution “Setting the Fiscal Officer’s Salary and Benefits” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2014-151 approved this 4<sup>th</sup> day of December, 2014.

The resolution “Employing R. Douglas Miller as the Township Law Director and the Law Firm of Donnellon, Donnellon & Miller as Legal Counsel” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2014-152 approved this 4<sup>th</sup> day of December, 2014.

The resolution “Establishing Mileage Allowance for Township Employees Providing for Reimbursement Expenses” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2014-153 approved this 4<sup>th</sup> day of December, 2014.

The resolution “Authorizing Payment for Association Dues” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2014-154 approved this 4<sup>th</sup> day of December, 2014.

The resolution “Setting Trustee Meeting Dates and Times” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2014-155 approved this 4<sup>th</sup> day of December, 2014.

The resolution “Providing for Compensation to the Township Trustees” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2014-156 approved this 4<sup>th</sup> day of December, 2014.

The resolution “Providing Insurance Benefits to the Township Trustees” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2014-157 approved this 4<sup>th</sup> day of December, 2014.

The Receipts and Disbursements of December 4, 2014 were available in the Fiscal Officer’s Office and are hereby made a part of these Minutes.

I hereby certify that the money for payment of these bills is in the fund provided and duly and properly appropriated.

Signed: \_\_\_\_\_  
Robert C. Porter III, Fiscal Officer

A motion was made by Mr. Connor, seconded by Mr. Weidman, to accept them.  
Vote: All Aye.

A motion was made by Mr. Bishop, seconded by Mr. Weidman, to adjourn the meeting.  
Vote: All Aye. The meeting adjourned at 8:24 p.m.

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Cliff W. Bishop, President

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Dennis W. Connor, Vice President

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Thomas J. Weidman, Trustee

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Robert C. Porter III, Fiscal Officer  
Record of Proceedings 12/04/2014