

RECORD OF PROCEEDINGS

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

July 19, 2018

The Public Hearing for Zoning Case 2018-09Z was called to order at 6:10 p.m. by Mr. Connor.

Mr. Holbert presented the case; a request for a zone change from "B" Single Family Residential District to "OO" Planned Office District two, ranch style, 15,000 square feet general office buildings and a 137 space parking lot with one curb cut on Kenwood Road. Mr. Holbert reviewed the 2008 Consent Decree for the property.

Mr. Holbert explained the drainage plan under the new proposal noting the water will be directed off site to the adjacent property owned by the applicant. He also pointed out the proposed development would have an access point to and from that adjacent property and would only have one curb cut on Kenwood Road. He pointed out the landscape plan exceeds the requirements of the Zoning Resolution.

Mr. Weidman asked for clarification on the Kenwood curb cut and location of the existing median.

Mr. Holbert discussed the lighting plan noting the building code requires the stairs to be lit at the egresses in the rear. He said they have wall packs and did not change the foot candles.

Mr. Weidman asked if the wall packs could be shielded so the lights would not be seen by adjacent residents.

Mr. Holbert answered yes noting that is a requirement of the Zoning Resolution.

Mr. Holbert stated as far as the Consent Decree conditions the two not met are the total building area and the impervious surface ration, which the Consent Decree limited to .50 and the applicant proposes .63. He said the Zoning Commission voted unanimously to deny the proposal.

Mr. Holbert then reviewed a document the applicant submitted detailing their attempts to interact with the neighbors and the concerns the applicant heard from neighbors.

Mr. Connor asked if the applicant was present and wished to address the Board.

Mr. Randy Cooper, the applicant, of the Myers Y. Cooper Company, addressed the Board. Mr. Cooper addressed the issues raised by the Trustees including lighting, traffic, landscaping and drainage. He stated the egress off of Kenwood does allow for a left turn into the development. Mr. Cooper discussed the height of the building as compared to the adjacent house and the landscaping between the development and the adjacent house on Kenwood.

Mr. LaBarbara asked how the height and setbacks of the development would compare to the height and setbacks for a residential house.

Mr. Cooper answered if it was a two story house the development would be lower and noted the setbacks are greater for the development.

Mr. Cooper then showed renderings of how the landscaping would look from the residential properties.

Mr. LaBarbara asked about the drainage plan.

Mr. Cooper explained the drainage plan noting water would be directed south to existing collection basins on his property next door.

Mr. Connor opened the floor for public comments.

Mr. Tim Cummins, of 8354 Frane Lane, addressed the Board against the project. Mr. Cummins noted traffic concerns and stated the Land Use Plan shows commercial development stopping at Galbraith Road

Mr. Michael Schwartz, 5159 Bayberry Drive, addressed the Board in regards to traffic concerns. Mr. Schwartz stated if the project is approved there should be an access easement to the development from the adjacent Myers Y Cooper property.

Mr. Hasmukh Shah, of 4875 Marieview Court, addressed the Board against the proposal saying the development is too big. Mr. Shah spoke of concerns about increased traffic on Kenwood Road and motorists using Marieview Court as a turnaround.

Mr. Frank Geiser, of 8347 Frane Lane, addressed the Board requesting that they abide by the Zoning Commission recommendation and deny the request. Mr. Geiser also spoke about traffic concerns.

Ms. Kathie Albrecht, of 4884 Marieview Court, addressed the Board. Ms. Albrecht stated she is concerned about turnaround traffic in her neighborhood. She said the proposed development is too big and will cause too much traffic.

Ms. Laura Gardner, of 4859 Marieview Court, addressed the Board. She said she is a new property owner on Marieview Court and moved in to a quiet neighborhood. She said she is opposed to the development because it is too big.

Mr. Hank Wordeman, of 8320 Kenwood Road, addressed the Board. Mr. Wordeman stated there are already too many medical office buildings in the area.


Mr. Dick Russell, of 8379 Frane Lane, addressed the Board. He said he agrees with previous speakers that the project is too big.

Mr. Bob Clark, of 4860 Marieview Court, addressed the Board saying the applicant never spoke to any of the neighbors.

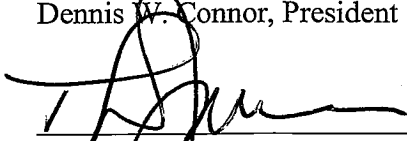
Mr. David Kameron, of 8362 Frane Lane, addressed the Board stating he is concerned about traffic and the driveway on Kenwood Road.

Ms. Jill Calvin, of Kugler Mill Road, addressed the Board. She expressed concerns about traffic.

Mr. Connor closed the public hearing at 7:22 p.m.



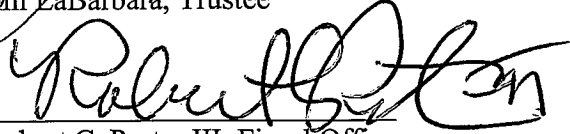
Dennis W. Connor, President



Thomas J. Weidman, Vice President



Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer

RECORD OF PROCEEDINGS

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

July 19, 2018

The Public Hearing for the 2019 Tax Budget was called to order at 7:42 p.m. by Mr. Connor.

Mr. Porter explained the 2019 Tax Budget which he distributed to the Board. He emphasized that this is not an operating budget, this is a form from the Hamilton County Auditor that must be completed and submitted back to the Auditor.

President Connor commented this budget is to show the Township's revenue and expenses are in alignment.

Mr. Porter said that is correct.

Mr. LaBarbara asked about legal expenses.

Mr. Porter said this is not an operating budget there are general categories and noted Debbie Campbell would be able to give that particular line item information to Mr. LaBarbara.

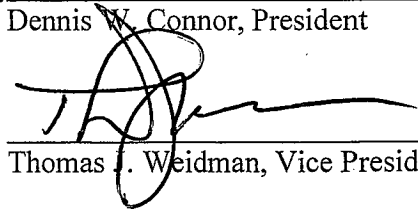
Mr. Connor asked if there was anyone from the public who wished to comment on the Tax Budget.

Mr. Standish Fortin, of 12137 McCauly Road, addressed the Board. Mr. Fortin stated the Township operational budget and balance sheet should be included in the newsletter.

Mr. Connor closed the public hearing at 7:50 p.m.

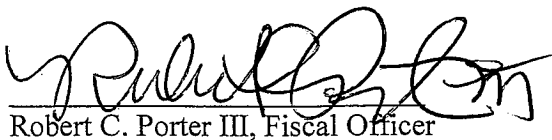


Dennis W. Connor, President



Thomas J. Weidman, Vice President

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Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer

## RECORD OF PROCEEDINGS

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

July 19, 2018

The regular meeting was called to order at 7:50 pm.

The invocation from St. Vincent Ferrer Church was read by Mr. Connor.

Pledge to the Flag.

Present for the meeting were President Connor, Vice President Weidman, Trustee LaBarbara, Fiscal Officer Porter, Law Director Miller, Superintendent / Assistant Administrator Kellums, Fire Chief Penny, Zoning Administrator Holbert and Lt. Smith from the Hamilton County Sheriff's Office. Administrator Bickford and Parks / Recreation Director McKeown were excused.

The minutes of the Board of Trustees meeting held June 7, 2018 were presented for approval. Mr. Weidman made a motion, seconded by Mr. Connor, to approve them.

Mr. LaBarbara stated he does not approve the minutes.

Mr. Porter called roll. Vote: Weidman: Yes; Connor: Yes; LaBarbara: No

Mr. Standish Fortin, of 12137 McCauly Road, addressed the Board. Mr. Fortin thanked the Republican Club for the flag pole and suggested the club donate some new flags as the existing ones are weathered. Mr. Fortin stated the drinking fountain in the administration building needs repair. He said the Township needs a new podium for the Trustee meeting room. Mr. Fortin commented citizens are taxed for recording of meetings and asked if there are plans to televise the meetings. He then asked for clarification on the process by which zoning cases are heard. Mr. Fortin asked for clarification on the Township Master Plan and Zoning Resolution process. Mr. Fortin then asked the Trustees if they thought compost bins pose a threat to the community. Mr. Fortin stated his neighborhood has been illegally billed for its street lights.

Lt. Smith reported on the monthly statistics for June, 2018. He also thanked Mr. McKeown and Debbie Campbell for their assistance with the Festival.

Mr. Connor stated the Sheriff's Department did a great job at the Festival.

Chief Penny presented the June, 2018 report. He stated EMS income remains on track.

Mr. Connor thanked the Fire Department for their help with the Festival in Sycamore.

Mr. Kellums reported he had met with a representative from Hamilton County Storm Water and stated that, if acceptable to the Trustees, the representative would be in attendance at the next Workshop Meeting to discuss the Bechtold Retrofit Project.

The following PO's were presented for approval:

WC Storey                      \$6,609.31                      Replacement Unleaded Gas Pump

Mr. Weidman made a motion, seconded by Mr. Connor, to approve this request.  
Vote: All Aye.

Mr. Holbert reported on the procedure for review and approval of Case 2018-11T, the extensive text amendments to the Zoning Resolution. He noted the case had been continued to the August 13<sup>th</sup> Zoning Commission Meeting. Mr. Holbert also reported on the status of violations on a property on Kenwood Road and stated Zoning Certificate applications and Property Maintenance Code violations are both up.

Mr. LaBarbara talked about the condition of the former Taco Bell property and then stated he would like to discuss the Township's plans for that property at the next Workshop.

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving Zoning Case 2018-09Z subject to the following conditions:

1. No cell or communication towers may be located on the property.
2. All development watershed to comply with Hamilton County guidelines and detention constructed as presented.
3. Maximum building height not to exceed 35 feet mean roof height.
4. No dumpster pick up before 9:00 a.m.
5. Lighting must be zero foot candles at all property lines.
6. Signage must meet the requirements of the Zoning Resolution.
7. Additional landscaping to be provided along the east boundary line which shall be opaque at the time of occupancy with staggered deciduous trees and evergreens.
8. All emergency lights on the rear of the buildings must be shielded.
9. The applicant must review the possibility of a deceleration lane and elimination of the existing right in / right out at the adjacent Myers Y. Cooper development at 5050 East Galbraith Road.

Mr. Weidman stated he has seen a lot of tough zoning cases and appreciates what the applicant has done to address the concerns of adjacent residents. He spoke about the importance of having the landscaping opaque at time of occupancy. Mr. Weidman noted the Board has seen a lot of proposals for the property in question and this one is the best noting the building height, the water detention plan and the egress to Galbraith Road are all good things.

Mr. LaBarbara agreed the one story building height, water detention plan and landscaping are positive for the neighbors.

Mr. Connor agreed reiterating the tie in to the adjacent office site on Galbraith and the water detention plan are wins for the neighbors.

Mr. Porter called roll. All voted yes.

The resolution "Adopting the Sycamore Township Tax Budget for 2019" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2018-74 approved this 19<sup>th</sup> day of July, 2018.

The resolution "Providing for and Authorizing Removal of Trash and Debris. Declaring a Nuisance for the Property Located at 12198 Fieldsted Drive, Sycamore Township, OH 45249" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2018-75 approved this 19<sup>th</sup> day of July, 2018.

The resolution "Pursuant to Revised Code Section 5709.73(B) Declaring to be a Public Purpose Certain Public Infrastructure Improvements that are Necessary for the Development of the Lucke Pine Road Office Development on a Parcel of Real Property Located in the Unincorporated Area of the Township and Exempting Improvements to that Parcel from Real Property Taxation, Requiring the Payment of Service Payments in Lieu of the Exempted Property Taxes as a Covenant Running with the Land and Authorizing the Use of the Service Payments for Those Public Infrastructure Improvements, Authorizing Execution of a Related Service Agreement and Such Other Documents as May be Necessary or Appropriate to Such Purposes, Establishing a Tax Increment Equivalent Fund for the Deposit of the Service Payments" was read. A motion was made by Mr. LaBarbara, seconded by Mr. Weidman, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2018-76 approved this 19<sup>th</sup> day of July, 2018.

The resolution "Authorizing Entering into an Agreement with the Indian Hill Exempted Village School District" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2018-77 approved this 19<sup>th</sup> day of July, 2018.

The resolution "Authorizing Entering into an Agreement with the Great Oaks Joint Vocational School District" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2018-78 approved this 19<sup>th</sup> day of July, 2018.

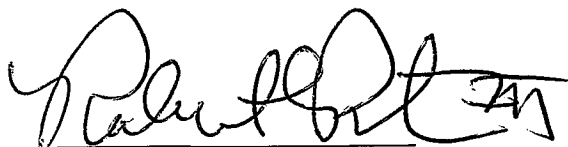
The resolution "Declaring Official Intent with Respect to Reimbursement for Capital Expenditures" was read. A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, dispensing with the second reading and declaring an emergency. Mr. Porter called roll. Vote: All Aye.  
Resolution No. 2018-79 approved this 19<sup>th</sup> day of July, 2018.

Mr. Connor read the schedule of events.

The Receipts and Disbursements of July 19, 2018 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

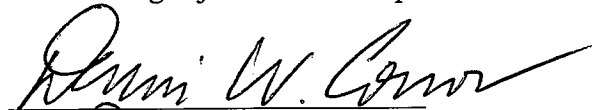
A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to accept them.

Vote: All Aye.

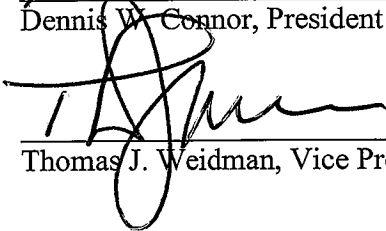
A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to adjourn the meeting.

Vote: All Aye.

The meeting adjourned at 9:52 p.m.

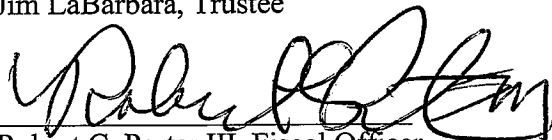


Dennis W. Connor, President



Thomas J. Weidman, Vice President

Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer

07/19/2018