

RECORD OF PROCEEDINGS

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

December 6, 2018

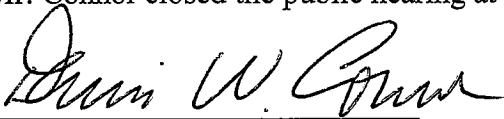
The Public Hearing for Zoning Case 2018-17MA was called to order at 6:00 p.m. by Mr. Connor.

Mr. Holbert presented the case in a Power Point presentation. He noted the proposal is for a major adjustment to a PUD use of the existing building for a financial planning business.

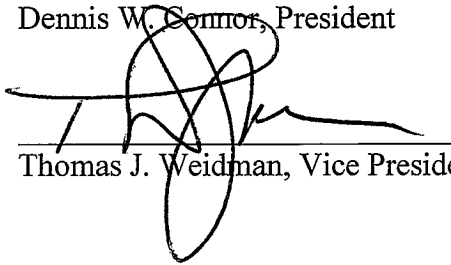
Mr. Connor asked if the applicant was present and wished to address the Board.

Mr. and Mrs. Ryan and Veronica Bonaventura, the applicants, of 10326 Giverny Blvd., Evendale, OH 45241, addressed the Board giving information on the project and spoke about the landscaping.

Mr. Connor closed the public hearing at 6:18 p.m.

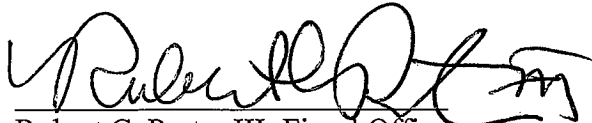


Dennis W. Connor, President



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

December 6, 2018

The Public Hearing for Zoning Case 2018-18MA was called to order at 6:20 p.m. by Mr. Connor.

Mr. Holbert presented the case in a Power Point presentation. He noted the proposal is for a major adjustment to a PUD to construct a two story medical office building.

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

Mr. Christopher Kidd, the applicant, of N48W16550 Lisbon Road, Manomonee Falls, WI 53051, and Mr. Doug Smith, the civil site engineer, of 3700 Park 42 Drive, Suite 190B, Cincinnati, OH 45241, addressed the Board.

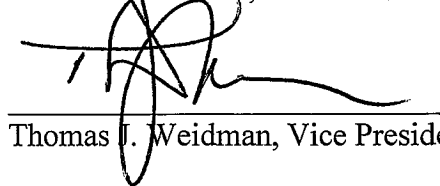
Ms. Carol Martini, of 8098 Merrymaker Lane, Sycamore Township, OH 45236 addressed the Board making comments about the existing and proposed conditions on the property and conditions of the approval.

Ms. Harman Kaur, the owner, of 5133 Autumnwood Drive, Cincinnati, OH 45242, addressed the Board regarding the hours of operation.

Mr. Connor closed the public hearing at 6:45 p.m.

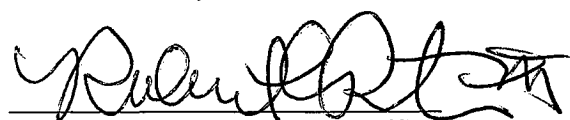


Dennis W. Connor, President



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December 6, 2018

The regular meeting was called to order at 7:00 pm.

The invocation from Hartzell united Methodist 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, Administrator Bickford, Superintendent / Assistant Administrator Kellums, Fire Chief Penny, Zoning Administrator Holbert and Lt. Smith from the Hamilton County Sheriff's Office. Parks / Recreation Director McKeown was excused.

Mr. Connor read a Proclamation declaring November, 2018 Pancreatic Awareness month. Mr. Weidman made a motion, seconded by Mr. LaBarbara, to pass the Proclamation. Mr. Porter called the roll. Vote: All Aye.

The minutes of the Board of Trustees meeting held November 1, 2018 were presented for approval. Mr. Weidman made a motion, seconded by Mr. Connor, to approve them.

Mr. LaBarbara read a prepared statement noting his objections to the November 1, 2018 meeting minutes. His objections included the lack of inclusion in previous minutes of comments made regarding the Ohio Checkbook in April, 2018. He also read a statement about the November 1, 2018 meeting where his statements were not included in the minutes including being lectured by Mr. Connor. He also noted that details regarding the motion on the cable franchise access fee reduction from five percent (5%) to three percent (3%) were not included in the minutes. Mr. LaBarbara went on to discuss the cost for the Jacobs contract which was higher than the originally signed contract and there does not include an update to the land use plan. He continued his statement saying the Parks and Recreation committee should have an alternate person to conduct meetings if the Park Director is unavailable to attend. He noted that the October 4th meeting minutes should include Law Director Miller's statement after the executive session about the process for purchasing property. He also pointed out that minutes should be produced in a timely manner and according to the ORC, they should be presented within 48-72 hours after a meeting. Mr. LaBarbara asked for clarification on what staff members are involved in typing the minutes.

Mr. Connor noted that Mr. LaBarbara's comments will be included in the minute's binder.

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

Mr. Tom James, of 5784 Whitechapel Dr., Sycamore Township, OH 45236, addressed the Board about traffic control signs in Heitmeyer subdivision.

Ms. Kathy Kugler, of 7106 Tenderfoot Ln. Sycamore Township, OH 45249, addressed the Board regarding the zoning process. Ms. Kugler read and distributed a letter to each of the Board members from the Sycamore Township Civic Association requesting a moratorium on the zoning and land use plan update process.

Mr. LaBarbara made a motion to establish a moratorium on the proposed zoning changes until Jacobs conducts community meetings per their contract. He said this would include outreach via all modes of communications to residents. Mr. LaBarbara also said Jacobs must explain the changes and what the effects on the residents and businesses will be and allow for formal comments.

Mr. Weidman stated at this time he is not prepared to second Mr. LaBarbara's motion noting he would like to look at the contract first.

Mr. LaBarbara requested that this item be placed on the next workshop agenda. The motion died for lack of a second.

Mr. Connor thanked Ms. Kugler for her comments stating that the Board will do some background research, talk with staff and address the issue at the next workshop meeting.

Mr. John Abraham, of 4978 Elmcrest Lane, Sycamore Township, OH 45242, addressed the Board regarding keeping the radar sign, leaf pick up, and the risks of purchasing property near the Kenwood Towne Centre.

Mr. Standish Fortin, of 12137 McCauly Road, Sycamore Township, OH 45241, addressed the Board in regards to Mr. Holbert's schedule, the status of the land use plan, the radar sign in the Township parking lot, a stop sign at the intersection of Lewis and Clark Trail and McCauly, the Fields Ertel corridor, portable speed signs, and the Parks and Recreation meetings.

Mr. LaBarbara requested the Parks and Recreation Committee and meetings be discussed at the next Workshop.

Ms. Kathleen Kuzniczci, of 7675 Styrax Lane, Sycamore Township, OH 45236 addressed the Board thanking Tracy Kellums and the Maintenance Department for picking up ice storm damage. Ms. Kuzniczci also talked about speeding on Orchard Lane and the brightness of the Tiffany's sign.

Lt. Smith reported there will be officers present at the Dillonvale Luminaria. He stated the Sheriff's Office has been busy with active shooter drills. Lt. Smith said the November, 2018 statistics would be available next week.

Chief Penny submitted the November statistics and discussed high multiple run volume. He noted the Department saw only one heroin run in November, which is down from seven to 11 per

month normally. He went on to report on the runs that took place during the ice storm and how well the Fire Department and Maintenance Department were able to communicate and work together to take care of issues caused by the storm.

Chief Penny also stated that Firefighter Mike Kramer had taught the nursing staff at Jewish Hospital how to properly use a Hazmat suit.

Mr. Kellums reported on behalf of Mr. McKeown that Dillonvale Luminaria would take place on December 8, 2018 from 6:00 p.m. to 8:00 p.m. at Bechtold Park.

Mr. Kellums reported on ice storm issues and the large volume of storm damage the Maintenance Department has been collecting. He noted the curbside leaf collection program will end on December 17th.

Mr. Weidman thanked Tracy Kellums for his hard work noting he was out on the truck himself the Friday and Saturday after Thanksgiving helping the crew collect leaves and brush.

Mr. Miller reported on the nuisance property located at 6066 Bayberry Drive stating litigation for that will likely be filed in next week.

Mr. Bickford reported the Army Corps of Engineers is giving up maintenance of the Mill Creek and turning the responsibility over to the local jurisdictions. The Mill Creek Conservancy District is looking at funding sources which include the potential of a non-vote tax assessment to all property owners in the district or watershed. Mr. Bickford said he would update the Board as more information becomes available.

Mr. Bickford discussed the electric aggregation program noting the savings for residents. He also pointed out there are a lot of scams out there having to do with energy and stated the Township and the aggregation providers will never ask to see residents' energy bills.

The following PO's were presented for approval:

Hamilton County Sheriff	RENU Officer	\$25,919.98
Blanket Vendor	Fire Station Supplies	\$5,000.00
Blanket Vendor	EMS Supplies	\$39,985.14
Blanket Vendor	Fire Vehicles	\$30,000.00
Blanket Vendor	Fire Tuition	\$10,000.00

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

A communication from Rob Hanna, of 8285 Glenmill Ct., thanking Sycamore Township and the Maintenance Department for picking up a large amount of storm damage for him and the great job they do supporting the residents was read by Mr. Porter.

A communication from St. Vincent De Paul thanking Captain Jeff Newman and the Fire Department for food donations to their pantry was read by Mr. Porter.

A communication from Paula and Dave Zipfel thanking Jerry Cooper, Kelby Thoreson and Bill Fitzpatrick of the Fire Department for help installing a smoke detector in their home was read by Mr. Porter.

A communication from Sarah Barno, Critical Educator at Jewish Hospital, thanking Mike Kramer of the Fire Department for Hazmat material training for the nursing staff was read by Mr. Porter.

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving Zoning Case 2018-17MA with the following conditions and variances:

1. No cell or communication towers on site.
2. Applicant to provide a landscape plan compliant with the current Zoning Resolution with a six feet (6') privacy fence permitted in the side yard along part of the southern property line and the front yard to be landscaped per the current Zoning Resolution.
3. Residential trash container service only on the property
4. Parking stalls to comply with current Zoning Resolution
5. Provide zero foot-candles at rear property lines
6. Free-standing sign to be installed per the current Zoning Resolution
7. Provide a minimum of three feet tall landscape mound along the rear, eastern property line
8. Variance granted for lot width of 80 feet
9. Variance granted for a six feet (6') privacy fence permitted in the side yard only
10. Variance granted for omission of sidewalk along Montgomery Road
11. Variance granted for omission of cross access between adjoining parcels
12. Variance granted for setback of 22 feet to the first parking stall from the right-of-way

Mr. Porter called roll. All voted: Aye.

Mr. Weidman made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving Zoning Case 2018-18MA with the following conditions:

1. No cell or communication towers on the property
2. Applicant to provide a revised landscape plan demonstrating input from adjacent property owners
3. The applicant must submit a signed shared parking agreement with the adjacent property owners at 4605 E. Galbraith Road
4. All building materials to be brick or stone
5. Variance granted for impervious surface ratio of 68.8%
6. Variance granted for eight feet (8') tall vinyl privacy fence as submitted
7. Dumpster enclosure to be maintained and cleaned weekly or as required by the condition of the enclosure both inside and out

8. Omit the boundary buffer along the western property line
9. Omit the A+ 40 boundary along the southern property line
10. Median roof height not to exceed 35 feet
11. Parking lot retaining wall along Frolic Dr. not to exceed elevation of 845.75 feet
12. Monument sign approved as submitted

Mr. Porter called roll. All voted: Aye.

The resolution "Approving a Site Plan for the Capital Investment Group Development in Sycamore Township" was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading.

Mr. Weidman discussed the 28 conditions placed on the approval to protect adjacent residents.

Mr. LaBarbara stated he is 100% opposed to the project stating it is too dense and incompatible with the neighborhood.

Mr. Porter called the roll. Vote: LaBarbara: NAY; Weidman: AYE; Connor: AYE
Resolution No. 2018-141 passed this 6th day of December, 2018.

The resolution "Establishing Rates of Pay and Benefits for Township Employees" was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading.

Mr. LaBarbara stated he objects to a raise for the Planning and Zoning Administrator.

Mr. Porter called the roll. Vote: All Aye.

Resolution No. 2018-142 passed this 6th day of December, 2018.

Mr. Connor referred those in attendance to the written list of scheduled events.

The Receipts and Disbursements of December 6, 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

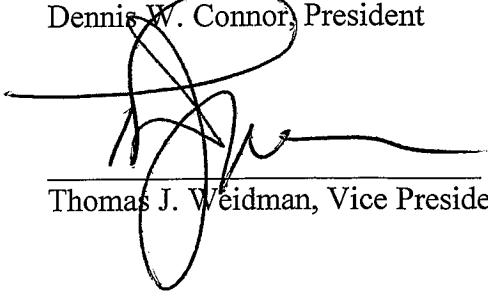
A motion was made by Mr. Weidman, seconded by Mr. Connor, to accept them.
Vote: All Aye.

A motion was made by Mr. Weidman, seconded by Mr. LaBarbara, to adjourn the meeting.
Vote: All Aye.

The meeting adjourned at 8:15 p.m.

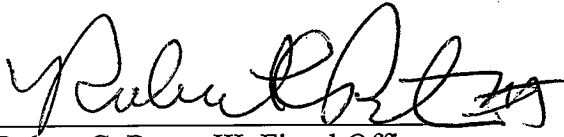


Dennis W. Connor, President



Thomas J. Weidman, Vice President

Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer
12/06/2018