

RECORD OF PROCEEDINGS

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

September 7, 2017

The Public Hearing for Zoning Case 2016-14MA was called to order at 6:00 p.m.

Mr. Holbert presented the case and the corresponding history. He also noted the changes in the design from the original approval and the subsequent Zoning Commission submittal. Mr. Weidman asked about the difference in the height of the building from the original proposal to the one for consideration tonight. Mr. Holbert stated it was approximately 3 feet taller, but still compliant with the Zoning Resolution. Mr. Dutch Cambruzzi, of the Camden Group, discussed the project and the changes before the Board. Mr. Richard Paolo, attorney representing the Camden Group, spoke about the changes made after the Zoning Commission hearing and discussion with the surrounding residents.

Mr. Weidman asked if the office units were condos. Mr. Cambruzzi stated they would be offered for sale and sold as condos.

Carol Martini, 8098 Merrymaker Requested more information on the traffic island as she does not recall it being discussed at the Zoning Commission meeting. She also had concerns about the appearance of the first building noting there were ripped blinds, cans of paint and other debris inside of the building that are unsightly. She also stated that in the past the outside dumpster area was full of debris. She stated the debris was recently cleaned up. Mrs. Martini also noted that there are concerns about puddles forming around downspouts of existing building. She would also like the privacy fence to be extended all the way down to the end of the proposed building and wants to make sure that the weeds are treated on the mound so they do not spread to other properties. She is also opposed to balconies citing privacy concerns and is concerned that this development will lead to more traffic on Frolic and that the retaining wall and design of the driveway on Frolic will shine more lights into the single family homes. She stated her preference would be for single family homes or a two story condo development.

The Public Hearing was closed at 6:50 p.m.

Thomas J. Weidman, President

Cliff W. Bishop, Vice President

Dennis W. Connor, Trustee

Robert C. Porter III, Fiscal Officer

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The Public Hearing for Cedarbreaks Lane Lighting District Renewal was called to order at 6:55 p.m.

Mr. Porter explained that the renewal is for 20 years and will include an upgrade to LED lights. Mr. Porter asked if there were any public comments. Several residents noted they were in favor of the renewal. Names were not given and the group answered as a whole.

The Public Hearing was closed at 6:59 p.m.

Thomas J. Weidman, President

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

The invocation from Brecon United Methodist Church was read by Trustee Connor.

Pledge to the Flag.

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

The minutes of the Board of Trustees meetings held August 15 and 16, 2017 were presented for approval. A motion was made by Mr. Bishop, seconded by Mr. Connor, to approve these minutes. Vote: All Aye.

Fire Chief Penny introduced the six new full time firefighters by name. Trustee Weidman administered the oath to Matt Todd, Zach Hawkins, Josh Brown, Adam Rich, Jason Williams, and Richard Cathcart.

Trustee Weidman presented a Certificate of Appreciation to Captain Jeff Newman for his efforts as a commander of Ohio Task Force One which responded to Hurricane Harvey in Houston. Captain Newman explained the operations of the team in Texas.

The Proclamation "Designating September as Prostate Cancer Awareness Month" in Sycamore Township was read by Trustee Weidman. A motion was made by Mr. Connor, seconded by Mr. Bishop, to accept the Proclamation.

Mr. Porter called the roll. Vote: Connor Aye Bishop: Aye Weidman: Aye

Mr. Miller stated, at the request of the property owner, the hearing for nuisance property 6330 Kugler Mill Road had been continued to the September 21, 2017 meeting at 7:00 p.m.

Trish Hart addressed the Board about Deer Park Auto stating they have been parking of cars in the neighborhood. Lt. Smith explained the 72 hour process and advised her to contact the Sheriff's office when a vehicle is left parked. Mr. Bishop explained that the Board has been in court with Mr. Bien for several years and he has paid numerous fines. He also stated that the Board will continue to work on enforcement of the issue as it has been ongoing for many years, however, current Ohio Laws limit the ability to immediately tow the vehicles.

Leslie Mall, Kugler Meadows Court presented pictures showing the condition of 6330 Kugler Mill Road. She is concerned about the property and the effect it will have on the neighborhood.

Polly Freeman, Kugler Meadows Court is concerned about the condition of 6330 Kugler Mill Road and noted that maintenance of the property has always been an issue.

Robert Keith, Kugler Meadow Court is concerned about transients and vandals on the property. He also commented on the junk in the rear of the property.

Mr. Miller explained the process for declaring a structure a nuisance and stated that there will be a resolution later tonight to begin to address the junk, debris, and tall grass.

Lt. Smith reported that there was no new information to report since the workshop.

Chief Penny presented the August monthly statistics. He noted that there were seven overdoses in August. Mr. Bishop asked about an incident where a patient refused treatment after being revived with Narcan. Chief Penny reported that the individual woke up during transport and demanded to be let out of the squad. The EMS crew turned the individual over to Sheriff's Deputies.

Chief Penny reported on a heroin overdose in the Kenwood Towne Centre Parking lot. The subject was administered Narcan and then transported to Jewish Hospital where he ran out of the ER and attempted to return to his vehicle to retrieve his heroin. The Sheriff's Office arrested the individual.

Chief Penny reported that the Fire Department had a successful test run of the Golf Ball Drop that will take place at the St. Savior Festival.

The Chief also reported that EMS revenue is up over last year at this time and Medic 292 has made over 80 runs recently.

Mr. Bickford reported that the Schuler baseball field has finished another successful year and is closed for off season maintenance.

Mr. Miller updated the Board on the Kugler Mill nuisance abatement and stated he is trying to get a meeting with the property owner prior to the public hearing on the 21st of September.

Mr. Miller reported that the Quantum TIF extension is in process. The extension will add additional projects as well as have reimbursement agreements with Princeton Schools and Great Oaks.

Mr. Bickford reported that the new website was operational. He also reported that Duke Energy is in the process of preparing to drop wires on Galbraith Road, however, it will most likely be delayed as many of the crews working on this project are being deployed to Florida to help with Hurricane Irma. It may be possible to get Galbraith Road paved by mid-October.

Mr. Bickford also reported that the cameras around Kenwood are now on the fiber loop and are ready for the holiday season to monitor traffic.

Mr. Bickford stated that the extension of the Quantum TIF will allow the School districts to receive revenue in the future.

Mr. Holbert reported that the Hamilton County Engineer's Office has been issuing permits on mini-cell towers in the right-of-way. He is working with the Hamilton County Planning and Development Department to come up with a solution. Mr. Weidman stated the Board would express their frustrations to the Hamilton County Commissioners about the process.

Mr. Bickford noted that the Kugler Mill property owner has paid over \$3,900 in property clean up fees that were assessed to the 2017 real estate tax bill.

A motion was made by Mr. Bishop to direct Mr. Miller to prepare a resolution approving the PUD modification request for Case 2016-14MA with the following conditions:

- 1) A solid landscape buffer is created along the northern property line.
- 2) An enhanced streetscape buffer is created along Frolic Drive
- 3) The roof line is to be closed on the north side of the building and all mechanical equipment is to be completely screened from view from any public right of way or residential property.

Mr. Connor seconded the motion. Mr. Miller advised the applicant to submit a revised plan that addresses these conditions prior to the September 21st Trustees meeting.

Mr. Porter called the roll. Vote: Connor: Aye Bishop: Aye Weidman: Aye

The resolution "Renewing the Cedarbreaks Lane Lighting District" was read. A motion was made by Mr. Bishop, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called roll. Vote: All Aye.

Resolution No. 2017-97 approved this 5th day of September, 2017.

The resolution "Establishing Rates of Pay for Newly Hired Township Employees" was read. A motion was made by Mr. Bishop, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called roll. Vote: All Aye.

Resolution No. 2017-98 approved this 5th day of September, 2017.

The resolution "Authorizing Entering into an Agreement with the Princeton City School District" was read. A motion was made by Mr. Bishop, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called roll. Vote: All Aye.

Resolution No. 2017-99 approved this 5th day of September, 2017.

The resolution "Authorizing Entering into an Agreement with the Great Oaks Joint Vocational School District" was read. A motion was made by Mr. Bishop, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called roll. Vote: All Aye.

Resolution No. 2017-100 approved this 5th day of September, 2017.

The resolution "Authorizing Weed Cutting and Debris Removal, Declaring a Nuisance for the Property Located at 6330 Kugler Mill Road" was read. A motion was made by Mr. Bishop, seconded by Mr. Connor, dispensing with the second reading. Mr. Porter called roll. Vote: All Aye.

Resolution No. 2017-100 approved this 5th day of September, 2017.

The receipts and disbursements of September 7, 2017 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. Bishop, seconded by Mr. Connor, to accept them.

Vote: All Aye.

A motion was made by Mr. Bishop, seconded by Mr. Connor, to adjourn the meeting.

The meeting adjourned at 8:18 p.m.

Thomas J. Weidman, President

Cliff W. Bishop, Vice President

Dennis W. Connor, Trustee

Robert C. Porter III, Fiscal Officer
Record of Proceedings 09-07-2017