

RECORD OF PROCEEDINGS

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

January 17, 2019

The Public Hearing for Zoning Case 2018-19P2 was called to order at 6:30 p.m.

Mr. Holbert presented the case noting he had revised the staff report in response to new drawings submitted by the applicant. He then reviewed the proposal for the demolition of an existing mixed use office/retail building and the construction of a new building for use as a bank. Mr. Holbert discussed the items in the proposed plan that are either not compliant, or it is unknown if they are compliant, with the Zoning Resolution. He went on to review the landscape plan, lighting plan and proposed signs. He stated the monument sign does not meet the required ten feet setback and noted the Zoning Commission recommended a variance to allow for a five feet setback. Mr. Holbert discussed comments from outside agencies and stated the Zoning Commission voted to approve the proposal with conditions by a four to one vote.

Mr. Holbert then showed the Board the proposed plans in a PowerPoint presentation pointing out the specific areas that are not complaint with the current Zoning Resolution.

The Board asked questions of Mr. Holbert.

Mr. Weidman asked about the right-of-way dedication. Mr. Connor stated this is not a Zone Change and asked if the right-of-way dedication is required for a PUDII.

Mr. Miller stated the right-of-way dedication should not apply since it is not a Zone Change noting the PUDII is required because of the ISR.

Mr. Dick LaRosa, of Infinity Engineering Group, 1208 E. Kennedy Blvd., Suite 230, Tampa, FL 33602, representing the applicant, addressed the Board. Mr. LaRosa discussed how they addressed concerns raised at the Zoning Commission including the close proximity to the adjacent Verizon store and parking. He noted it is a tight site and that the current 100% ISR would be reduced to 83%. He pointed out the reduction in floor area from the current building noting it is a less intense use. Mr. LaRosa stated the proposal makes the property ADA compliant. It was noted the ATM would be located in an interior vestibule.

The Board asked questions of the applicant.

Mr. Weidman asked if the building materials were compliant with the 75% preferred materials requirement.

Mr. Jose Perez, the architect, of 945 N. Pennsylvania Ave., Winter Park, FL 32729, addressed the Board. Mr. Perez stated the building is 50% preferred material and explained the reasoning for that. He then addressed the screening of the mechanicals noting the parapet should provide sufficient screening but can go up another foot if necessary.

There was discussion regarding the retaining wall and if a variance would be required for the setback.

Mr. Weidman asked if anyone present from the public wished to comment on the case.

Mr. Taylor Rosenfeld, 7925 Spiritwood Court, Cincinnati, OH 45243, addressed the Board saying he is the owner of the adjacent Sycamore Crossing retail center. Mr. Rosenfeld said he likes the project, however, he would like to have a parking agreement in place prior to supporting the project. He said he had a verbal agreement with the property owner but the broker told him that was not a priority. He went on to discuss parking challenges.

Mr. Connor asked questions about what kind of parking agreement Mr. Rosenfeld had in mind. Mr. Rosenfeld explained.


Mr. Miller stated the parking lot at Sycamore Crossing is a public parking lot owned by the Township, therefore, any parking agreement having to do with that lot has to be with the Township not with Mr. Rosenfeld. He then noted anybody can park on the Sycamore Crossing lot because it is public parking.

Mr. David Rutter, of 3609 Bellwood Avenue, Nashville, TN 37205, addressed the Board on behalf of the owner Mr. Stagge. He said Mr. Stagge is willing to discuss parking after this meeting has taken place. There was continued discussion regarding parking.


Mr. Weidman concluded the parking agreement question sounds like a private matter not a public matter.

Mr. Robert Gould, owner of the adjacent Verizon store, addressed the Board with concerns about the removal of the existing foundation walls affecting his property. He also asked about the parking lot level being lowered as stated in the zoning meeting. The engineer explained the proposed changes to the slope of the parking lot.

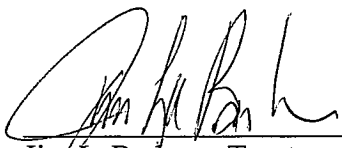
Mr. Weidman closed the public hearing at 7:33 p.m.



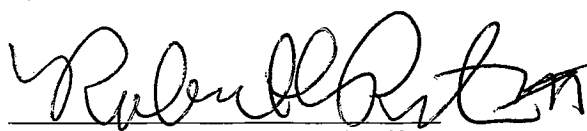
Thomas J. Weidman, Chairman



Dennis W. Connor, Vice Chairman



Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer
01/17/2019

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Sycamore Township, Hamilton County, Ohio

January 17, 2019

The regular meeting was called to order at 7:45 pm.

The invocation from All Saints Church was then read by Mr. Connor.

Pledge to the Flag.

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

Mr. Weidman swore in Assistant Chief Jerry Cooper.

Mr. Weidman swore in Firefighter / Medic Thomas Swimeley

The minutes of the Board of Trustees Special Meeting held November 16, 2018 were presented for approval. Mr. Connor made a motion, seconded by Mr. LaBarbara, to approve them. Mr. Porter called the roll. All voted yes.

The minutes of the Board of Trustees Meeting held December 6, 2018 were presented for approval. Mr. Connor made a motion, seconded by Mr. Weidman, to approve them. A discussion was had regarding the Ohio Checkbook. The consensus was that the information had never gone to the Ohio Treasurer's Office but instead to Mr. Bickford's Office. Mr. Porter called roll. Vote: Connor: Aye; LaBarbara: No; Mr. Weidman: Aye.

Mr. John Abraham addressed the Board in regards to comments that were made about an employee at a previous public meeting.

Mr. Jack Pflum addressed the Board. Mr. Pflum requested information on the ad-hoc land use committee that the Trustees had approved at a previous meeting. Mr. Bickford indicated staff was in the process of getting information out to the public about the committee. Mr. Pflum indicated that he is submitting his application for the committee. He also stated that he disagrees with the process that the Township is using and believes the committee should be established first.

Mr. Miller stated that the Zoning Resolution is being modified from a technical standpoint and not a land use standpoint.

Mr. Bickford stated that staff is working towards getting the committee up and running.

Chief Penny reported that runs for 2018 were up over 200 from last year at 4,400 versus 4,200. He also stated that the new ambulance should be in operation sometime in April. Chief Penny noted that the automated CPR devices were operational and already making a difference on EMS runs.

Mr. Bickford reported that Mr. McKeown is following the Board's direction and preparing a list of possible musical acts for the festival.

Mr. Kellums reported that Jacob Gamel received his Commercial Driver's license on his first try. He also noted that the road crew is preparing for the weekend's impending weather.

Mr. Bickford explained that with aggregation and energy choice, all utility bills, whether or not the consumer is in the aggregation, will now have a fuel delivery charge and a fuel generation charge. He also stated that Sycamore Township will never call or visit you and ask to see your bill for the utility aggregation program. He further stated that anyone who solicits you claiming to represent Sycamore Township is part of a scam. He advised everyone in attendance to spread the word to their neighbors.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving Zoning Case 2018-19P2 with the following conditions and variances:

1. A maximum of two building signs, which shall be compliant with the current Sycamore Township Zoning Resolution, are permitted.
2. One monument sign is approved as presented, which shall be located no closer than five feet from the road right-of-way.
3. The applicant shall submit confirmation from the Hamilton County Engineer's Office or the Ohio Department of Transportation, whichever jurisdiction is applicable, that no additional right-of-way is required to be dedicated on either Montgomery Road or Kenwood Road.
4. The exterior building materials shall be a minimum of 50% stone.
5. All mechanical equipment must be screened in compliance with the Sycamore Township Zoning Resolution.

Mr. Porter called roll. All voted: Aye.

The resolution "Setting the Rate of pay for a Newly Hired Township Employee" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading. Mr. Porter called the roll. Vote: All Aye.

Resolution No. 2019-06 passed this 17th day of January, 2019.

The resolution "Authorizing a Contract for the Purchase of a 2020 Freightliner M2 106 Truck" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading.

Mr. LaBarbara asked about the two amounts and if there would be a lower rate that was bid. Mr. Kellums indicated that those are two different items. The truck chassis purchase is on the state bid for \$70,000 and the additional equipment is separate at \$85,000.

Mr. Porter called the roll. Vote: All Aye.
Resolution No. 2019-07 passed this 17th day of January, 2019.

The resolution "Authorizing a Contract for the Purchase of Equipment for Installation on a 2020 Freightliner M2 106 Truck" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading.
Mr. Porter called the roll. Vote: All Aye.
Resolution No. 2019-08 passed this 17th day of January, 2019.

Mr. Miller indicated he did not like some of the language in the previous resolutions that were passed at the workshop so he is presenting new versions for consideration tonight.

He indicated the first one did not pass unanimously and had some emergency language in it that was removed.

The resolution "Providing for and Authorizing Removal of Vegetation, Garbage, Refuse and Other Debris and Declaring a Nuisance for the Property Located at 8671 Darnell Avenue, Sycamore Township, Ohio 45236" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading.
Mr. Porter called the roll. Vote: All Aye.
Resolution No. 2019-09 passed this 17th day of January, 2019.

Mr. LaBarbara indicated he voted yes because he reviewed paperwork and agrees that this is a neighbor dispute.

The resolution "Providing for the Removal of a Junk Vehicle in Sycamore Township, Hamilton County and the Proper Disposal, Storage or Impoundment of Motor Vehicle by Implementing the Procedures Set Forth in Sycamore Township Resolution 2012-14, and Sections §§ 505.173, 505.85, AND 505.871 of the Ohio Revised Code" was read. A motion was made by Mr. Connor, seconded by Mr. LaBarbara, dispensing with the second reading.

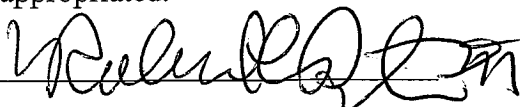
Mr. Porter called the roll. Vote: All Aye.
Resolution No. 2019-10 passed this 17th day of January, 2019.

There was discussion regarding transcribing the meeting minutes for tonight only as well as discussion on the transcribed minutes from the Capital Investment Group case.

Mr. Weidman made comments about campaign issues and there was discussion about them.

The Receipts and Disbursements of January 17, 2019 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

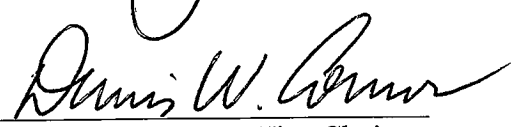
A motion was made by Mr. Connor, seconded by Mr. LaBarbara, to accept them.
Vote: All Aye.

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

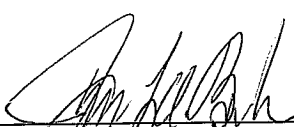
The meeting adjourned at 8:54 p.m.




Thomas J. Weidman, Chairman



Dennis W. Connor, Vice Chairman



Jim LaBarbara, Trustee



Robert C. Porter III, Fiscal Officer
01/17/2019