

RECORD OF PROCEEDINGS

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

February 7, 2019

The Public Hearing for Zoning Case 2018-20Z was called to order at 6:30 p.m. by Mr. Weidman.

Mr. Holbert presented the case in a Power Point presentation. He noted the proposal is for a zone change from "A" - Single Family Residential District to "OO" - Planned Office District. Mr. Holbert reviewed the properties in question and the surrounding zoning and explained the proposed project is for a new building to house a volleyball and basketball facility for Kids First Sports Center. Mr. Holbert then reported in detail on the proposal. He stated the Zoning Commission had recommended approval of the proposal with conditions by a vote of (4-1) four to one.

Mr. Weidman stated he noticed that the revised plans now show the access to Solzman Road removed. He then asked if the applicant was present and wished to address the Board.

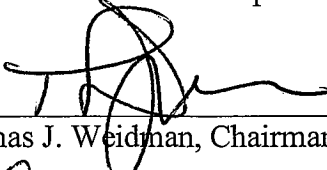
Mr. Brian Doll, of Cincinnati United Contractors, the applicant, of 7143 E. Kemper Road, Cincinnati, OH 45249, addressed the Board giving information on the project. He noted they did submit revised drawings in response to comments from the Zoning Commission hearing and reviewed the changes for the Board.

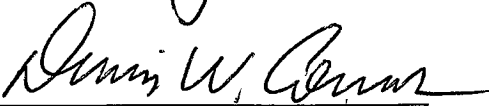
Mr. Weidman asked if there was anyone present from the public who wished to comment on the case.

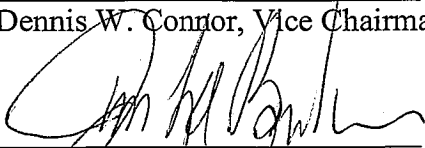
Mr. John Shumard addressed the Board asking what the applicant had in mind for the corner. He also stated he wants to make sure the project doesn't cause drainage on to his property.

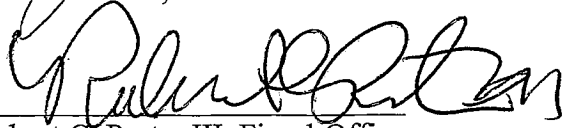
Mr. Doll answered there is nothing being proposed for the corner property.

Mr. Weidman closed the public hearing at 6:43 p.m.


Thomas J. Weidman, Chairman


Dennis W. Connor, Vice Chairman


Jim LaBarbara, Trustee


Robert C. Porter III, Fiscal Officer

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February 7, 2019

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

Mr. Connor stated the Board was honored to have Webelos from St. Vincent Ferrer present who are studying to move up to Boy Scouts. He said therefore it is appropriate to read a prayer from St. Vincent Ferrer Church. The invocation 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, attorney Deepak Desai for Law Director Miller, Administrator Bickford, Fire Chief Penny, Zoning Administrator Holbert and Lt. Smith from the Hamilton County Sheriff's Office. Law director Miller, Superintendent / Assistant Administrator Kellums and Parks / Recreation Director McKeown were excused.

The minutes of the Board of Trustees meeting held January 17, 2019 were presented for approval. Mr. Connor made a motion to approve the minutes with a couple of revisions due to misidentification and typos which he then noted. Mr. LaBarbara seconded the motion.

Mr. Porter called roll. Vote: LaBarbara: Aye; Connor: Aye; Weidman: Aye

Mr. Tom James, of 5784 Whitechapel Dr., Sycamore Township, OH 45236, addressed the Board. Mr. James thanked Mr. Bickford and his staff for making changes based on his suggestions to the Township website. Mr. James went on to discuss a previous meeting in which heated Trustee comments that took a turn to the political. He stated the Board is there to do the public's business not campaign and such comments are inappropriate. He requested the Trustees refrain from such discussions during public meetings.

Lt. Smith reported he would have the January statistics to Mr. Bickford in a few days. He then requested that all those in attendance and in the community keep Clermont County Detective Bill Brewer, who was killed in the line of duty, in their prayers.

Chief Penny stated he had sent the January report to the Trustees and it would be available on the Fire department website on Monday. He then reported one of the full time firefighters is leaving to go to another department, therefore he will need the Trustees' approval to begin the hiring process to replace him.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to direct Chief Penny to begin the hiring process for a new full time firefighter.

Mr. Porter called roll. All voted yes.

Mr. Desai reported on the property located at 6066 Bayberry Drive stating a hearing was held January 22nd in Hamilton County court. He stated the judge went on site to tour the property and seems to understand the problem. She directed the engineer to tour the property and provide a report to the court on it. The next court date, he said, is February 15, 2019.

Mr. Desai also reported on the matter at 4597 Orchard Lane, the parcel between 4593 and 4601 Orchard Lane. He said it is a parcel that was never dedicated and has a street on it that was sold to an individual who applied for a permit to construct a new house on the property. Mr. Desai said there is a street easement that was recorded on that parcel and it is counsel's opinion that the easement is still in place due to the purchaser's failure to inquire about it. He stated the permit application should be denied.

Mr. LaBarbara asked if the purchaser would get his money back.

Mr. Bickford stated he does not think he will.

Mr. Bickford reported on the Township's partnership with Greater Cincinnati Energy Alliance which provides energy efficient products such as solar panels and administers the PACE program which aids homeowners in financing energy efficient home improvements.

The following PO's were presented for approval:

Blanket Purchase Order	Information Technology	\$138,000.00
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Mr. Connor made a motion, seconded by Mr. LaBarbara, to approve this request. Vote: All Aye.

Mr. Holbert reported the Planning and Zoning Department is currently advertising for Ad Hoc committee members to form a steering committee to update the Land Use Plan.

A communication from Rich and Char Goodhart, of 4124 Jud Drive, thanking the Fire Department/EMS for their response in a medical emergency was read by Mr. Porter.

Mr. Connor made a motion, seconded by Mr. LaBarbara, to direct Law Director Miller to prepare a resolution approving Zoning Case 2018-20Z with the following conditions and variances:

1. Unless listed as an item of relief all aspects of the Zoning Resolution must be adhered to.
2. Dumpsters and trash handling areas shall be restricted to pick up times between 7:00 a.m. and 9:00 p.m.
3. Sign and site lighting levels shall be reviewed by staff after installation of signage and parking lot lighting. Should the light levels be determined to cause a nuisance to surrounding properties, the light levels shall be reduced as required by staff.
4. No cell or communication towers on site.

5. A shared parking agreement must be put in place and recorded and remain a no build area.
6. The proposed dumpster enclosure must be filed under a separate application for the property located at 7900 E. Kemper Road.
7. The proposed curb cut and secondary entrance from Solzman Road must be removed.
8. No lights are permitted on the north elevation of the building and proposed lights on the east and south sides of the building must be shielded to prevent any glare.
9. The applicant must apply for and be granted a minor adjustment to a PUD to modify the existing and proposed additional parking area.
10. A variance is granted for the buffer between 7900 E. Kemper Road and the proposed development is approved as designed.
11. A variance is granted for the lighting limits along the western property line which are approved as submitted.
12. A variance is granted for the building height approved as designed.

Mr. Porter called roll. All voted: Aye.

The resolution "Authorizing and Directing a Transfer of Funds for Economic Development Purposes to Sycamore Township CIC, Inc., The Designated Community Improvement Corporation of Sycamore Township" 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. 2019-19 passed this 7th day of February, 2019.

Mr. LaBarbara read a statement in which he responded to comments made by Mr. Weidman at the previous meeting. He stated he wanted Mr. Weidman to give the 22 saved items against Mr. LaBarbara to the public. He stated for the past nine months he has objected to the minutes that were recorded for the April 17, 2018 Workshop meeting not the April 5, 2018 Trustees meeting. Mr. LaBarbara indicated the issues were about transferring data from one computer to another and how it worked. Mr. LaBarbara said he has requested that the meeting minutes be more inclusive.

Mr. LaBarbara went on to discuss the Capital Investment project and what he described as Mr. Weidman's conflicts of interest in the case. He then talked about campaign contributions to his own and Mr. Weidman's campaigns and events that occurred during the 2017 campaign, including "in-kind" contributions, amounts and donors of such items, and a website that was created during the campaign about Mr. LaBarbara and his family.

Mr. LaBarbara indicated that he was told that Mr. Kellums used a Township vehicle to put up campaign signs and that should be included as an in-kind contribution. Mr. LaBarbara stated he had more comments but would save them for a later time.


Mr. Connor stated that it is inappropriate to discuss campaigns in public meetings.

Mr. Weidman stated that he does not agree with some of the Mr. LaBarbara's points stating that transparency is the truth, and he had no knowledge of the website about Mr. LaBarbara.

Mr. Weidman also noted that everything he discussed during the January meeting was said in a public meeting and he stands behind everything that was stated. He also offered to meet with or talk to any resident who wanted details or evidence.

The Receipts and Disbursements of February 7, 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

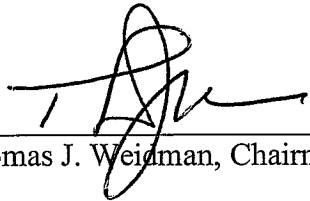
A motion was made by Mr. Connor, seconded by Mr. LaBarbara, to accept them.


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 7:35 p.m.


Thomas J. Weidman, Chairman


Dennis W. Connor, Vice Chairman


Jim LaBarbara, Trustee


Robert C. Porter III, Fiscal Officer

02/07/2019