

RECORD OF PROCEEDINGS

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

September 7, 2021

The public hearing for Zoning Case 2021-13LASR, 7715 – 7721 Montgomery Road, was called to order at 6:01 p.m. by Chairman James.

Present for the hearing were Chairman James, Vice Chairman LaBarbara, Trustee Weidman, Assistant Administrator/Superintendent Kellums and Planning & Zoning Administrator Miller.

Mr. Miller presented the case and case history for Zoning Case 2021-13LASR, 7715 – 7721 Montgomery Road. He stated applicant requests a Localized Alternative Sign Regulation in order to implement a sign plan in excess of the Zoning Resolution. Mr. Miller noted the subject property is zoned “O” – Office within the SPI Overlay District and went on to describe the zoning districts adjacent to the property in question.

Mr. Miller stated the multi-unit office building was constructed in the mid 1960’s and reported no case history exists for the property as in the past everything was done by right. Mr. Miller noted the sections of the Zoning Resolution which would apply to this property and noted the building frontage along Chetbert and Montgomery Road. He stated the proposed freestanding sign would be seven feet one inch tall. He then showed existing and proposed signs on the property using renderings submitted by the applicant.

Mr. Miller displayed and updated site detail the applicant provided and spoke about a discussion that took place at the Zoning Commission hearing for this case regarding the proposed location of the monument sign in relation to the corner of Chetbert Drive and Montgomery Road. The Zoning Commission was concerned about those pulling out from Chetbert Drive onto Montgomery Road having full visibility. Mr. Miller reported Zoning Commission also had concerns about visibility and safety if traffic were to be permitted along the south drive of the property. He said the applicant proposes to install planters to prevent movement along that south drive and revised the plans to pull the monument sign back to allow for better visibility.

Mr. Miller read the conditions recommended by the Zoning Commission:

1. Freestanding sign shall be placed so as to provide for safe movement of traffic and not impede visibility at the Montgomery Road / Chetbert Drive Intersection. A site plan shall be submitted for review by the Board of Trustees for proposed placement of freestanding sign and evaluation of service lane parallel to Montgomery Road.
2. Any future signs at the four (4) approved locations shall have a maximum area as prescribed in the applicant’s submittal.
3. The Antonio’s Violin logo affixed to the window shall be removed and future window signage shall be prohibited. The “violin” graphic shall be renewed/replaced or removed in its entirety.

4. The Northwest facing sign shall have a maximum intensity of 25-foot candles and shall not be illuminated after 9:00 P.M.

There was discussion about the illumination of the building signs. Mr. Miller concluded all the signs are illuminated and the Zoning Commission recommended the rear sign have reduced foot candles at the face.

Mr. Weidman asked about the building materials.

Mr. Miller answered brick stone and a horizontal tile material.

Mr. Kellums asked for clarification on condition number three dealing with the violin graphic.

Mr. Miller explained the logo has to be removed; the violin graphic without the logo may remain but must be replaced because the current one has faded. There was additional discussion about the violin graphic.

Mr. James swore in those providing testimony.

Mr. Scott Saddlemire, the applicant and one of the four principals of One Site Retail Group, 7715 Montgomery Road, addressed the Board. Mr. Saddlemire discussed the need for the illuminated sign on the rear and explained the placement of the planters and monument signs.

Mr. James asked about restrictions on the parking lot lights in terms of hours or footcandles.

Mr. Miller answered the light spill is limited to .5 footcandle at the property line and there is no time restriction.

Mr. LaBarbara asked if the applicant is opposed to taking down the violin graphic on the window.

The applicant responded no, however; some think it is a landmark for the building. He noted the tenant will remove it if they are asked.

Mr. Miller stated it would be easier to prohibit graphics in the conditions.

Mr. James asked if Antonio's Violin has expressed interest in refurbishing the graphic.

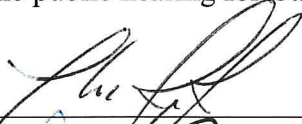
Mr. Saddlemire answered initially they did, but then they said they would like a façade sign and would be willing to remove the graphic if the façade sign is approved.

Mr. Kellums asked about the setback of the monument sign.


Mr. Miller answered there is not enough room to push it back an additional five feet. He said it is outside of the clear sight triangle.

Mr. James noted for the record all three Trustees are present for this hearing as well as Mr. Miller and Mr. Kellums.

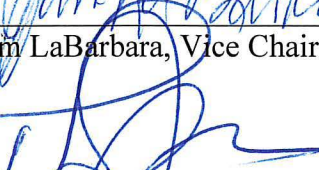
The public hearing for Case 2021-13LASR adjourned at 6:30 p.m.



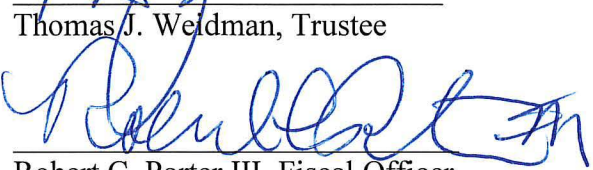
Thomas C. James, Jr., Chairman



Jim LaBarbara, Vice Chairman



Thomas J. Weidman, Trustee



Robert C. Porter III, Fiscal Officer

Public Hearing 09/07/2021