

RECORD OF PROCEEDINGS

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

November 16, 2021

The public hearing for Zoning Case 2021-15MA, Villas of Kenwood, Kugler Mill Road, was called to order at 6:34 p.m. by Chairman James.

Mr. James noted for the record all three Trustees are present for this hearing.

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

Mr. Miller presented the case and case history for Zoning Case 2021-15MA, Villas of Kenwood, Kugler Mill Road. He stated the applicant, Five Star Investors, LLC is requesting a Major Adjustment to a PUD. Mr. Miller stated a new subdivision was established and the PUD approved by the Board of Trustees in Resolution 2021-015. He showed the PUD on screen, approved by consent decree, which allowed for a zone change from B – single family residential to B-2 – single family residential and OO - Planned Office. He explained the PUD-1 cluster development established eight feet side yard setbacks. He said the applicant proposes a reduction of the side yard setbacks from eight feet to five feet in order to add an additional floor model option to the development. He said the application also requests the location of the temporary construction easement be pushed toward I-71.

Mr. Miller reported four plans for new homes in lots 1-5 have already been approved by zoning for this development. He said the request for the change to the side yard setbacks applies to lots 6-11. Mr. Miller noted the Sycamore Township Zoning Commission recommended approval of the request. He said members of the public, including members of the Sturbridge HOA, attended the Zoning Commission meeting and were in support of approving the request. Mr. Miller concluded by saying the home builder is looking to provide a wider buildable area to offer additional home plans with a wider footprint. He said staff believes that facilitating development of these lots promotes the overall goals of the Consent Decree, therefore, Staff recommends approval.

Mr. LaBarbara asked when they will break ground on the development.

Mr. Miller answered the ground has been broken, all the taps are in at this point and rough grading has begun. He said site developers have been coordinating with the Township's contracted road crews. Mr. Miller said zoning has approved four home plans submitted by the builder which should be going through or have received approval from Hamilton County. He stated the development is on pace to get foundations in the ground soon.

Mr. James asked if the applicant was present and wished to comment.


Mr. Josh Allen, of Watermark Homes, 311 W. Chestnut St. Oxford, Ohio, addressed the Board. He explained the intent is to meet a more attainable price point compatible with the market. He said his goal is to begin construction in mid-December. Mr. Allen said the change to the side yard allows an extra square footage in width which will raise the property values.

Mr. James commented with the five feet side yard setback there will be ten feet between the houses on those lots rather than 16 feet. He asked if there would be 13 feet between lots 5 and 6 with one lot having a five feet setback and one having eight feet.

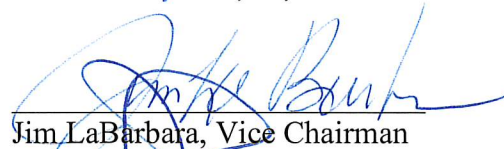
Mr. Allen answered that is correct, noting not all the plans max out that width so there will be differences in the distances between the houses.

Mr. James asked if anyone else from developer or member of the public wished to speak. No response.


The public hearing for Case 2021-15MA adjourned at 6:44 p.m.



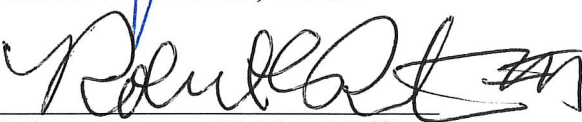
Thomas C. James, Jr., Chairman



Jim LaBarbara, Vice Chairman



Thomas J. Weidman, Trustee



Robert C. Porter III, Fiscal Officer

Public Hearing 11/16/2021