

RECORD OF PROCEEDINGS

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

January 12, 2021

NOTE: Due to the COVID-19 pandemic and the issuance of guidelines to limit public gatherings by Governor DeWine and the Director of the Ohio Department of Health, and due to enabling legislation (House Bill 404) which extended the ability of local governments in Ohio to meet remotely during this time, this meeting was held remotely via Zoom. Members of the public were given the opportunity to register to participate live in the meeting remotely. Video of the meeting was live streamed to the public on the internet.

The Public Hearing for Zoning Case 2020-09P2 was called to order at 6:00 p.m.

Mr. LaBarbara called roll. All three Trustees were present for the hearing.

Mr. LaBarbara introduced Planning & Zoning Administrator Skylor Miller to present the case.

Mr. Miller noted the applicant for Case 2020-07Z requested a continuance until the February 16, 2021 Trustees Meeting. He said a public hearing will be scheduled for 6:00 p.m. that evening.

Mr. Miller presented the case and case history in a slide show presentation. He said the Case number is 2020-09P2 for 8469 Blue Ash Road and the applicant is Professional Design Associates, Inc. He pointed out the impervious surface ratio (ISR) for the site will actually be reduced to .79 from .81 with the site improvements proposed. Mr. Miller reviewed the site and zoning for the surrounding area.

Mr. Miller showed a color rendering of the proposal noting the applicant is seeking to expand and pave the southern portion of the parking lot for proposed tenant Door Dash. He explained the business model for Door Dash. He stated a northern landscaping buffer will be installed and the dumpster will be enclosed to meet current zoning standards. He then pointed out the location of the tenant space in which Door Dash proposes to open their facility. Mr. Miller went on to review some additional details of the proposed project.

Mr. Miller stated the proposal was heard by Zoning Commission on December 14, 2020. He said the only recommendation he made in his staff report was that any signage must meet the requirements of Chapter 13 of the Zoning Resolution. He stated there was one resident who had asked what effect on traffic, especially at night, Door Dash would have as a 24-hour operation is proposed. He said Door Dash representatives responded with a letter stating they would expect between 50-80 orders to be fulfilled between 11:00 p.m. and 6:00 a.m. noting some of those orders will be batched together. Mr. Miller said the Zoning Commission did not add additional conditions but did request the Trustees to consider if any traffic restrictions should be put in place. Mr. Miller reported the Zoning Commission unanimously recommended approval of the project.

Mr. James asked what rules would apply under the standard noise ordinance.

Mr. Miller answered the noise resolution prohibits over 62 decibels. He noted traffic may cause some noise but on this street at low speeds he doesn't anticipate noise would be an issue.

Mr. James noted Door Dash drivers may be in a hurry and expressed concerns about speeding.

Mr. Miller answered zoning is not the right tool to enforce that saying targeted enforcement could be instituted using digital speed signs in cooperation with the Sheriff's Office.

Mr. James noted this does seem to be a nice improvement to the current conditions.

Mr. Miller agreed saying the owner is willing to invest in the property and having a mixed-use facility like this is an asset.

Mr. LaBarbara asked Mr. Miller to restate the traffic numbers.

Mr. Miller answered there would be about 50-80 orders some may be batched together.

Mr. Weidman said this proposal is excellent for the Township; we are bringing in business, improving the building and this site significantly, and this looks like a pretty good proposal as predicted traffic should not have much of an impact on a road that services commercial properties.

Mr. Miller pointed out the property is adjacent to a railroad.

Mr. James asked about the possibility of Door Dash converting to a retail store.

Mr. Miller answered, as long as no exterior changes are made to the site, that would be permitted by zoning, pointing out he would have to look at parking requirements. He noted he does not think that is Door Dash's M. O.

Mr. Weidman commented zoning would allow for 24-hour manufacturing on this site.

Mr. Miller answered yes; it would allow for three shifts.

Mr. James T. Ritter, the architect and applicant, of Professional Design Associates, 3627 West Fork Road, Cincinnati, OH 45247, addressed the Board saying the site would be going from industrial to service which has been the trend in Blue Ash, and he thinks it is a good move. Mr. Ritter said when the resident spoke at the zoning meeting, he said that DOV Limited is an excellent landlord and owner. Mr. Ritter said Door Dash has no interest in retail; the tenant space will be used strictly for distribution.

Mr. Doug Messer, of DOV Limited, said Door Dash's business model does not work for retail. He said they charge a premium for their products for the convenience of delivery.

Mr. Ritter stated there will be one or two semis a week making deliveries to the space.

Mr. Messer said the closest access point is off Kugler Mill Road, therefore, Door Dash drivers would not be going by the majority of the homes.

Mr. Weidman asked if any residents were present who wished to speak.

Mr. Dave Anderson, of 8459 Vorhees Ln., addressed the Board expressing concern about traffic and speeding. He noted there are residential properties on Vorhees and no sidewalks.

Mr. Miller responded PUD review is really a site design review and potential approval. He said we need to focus on the jurisdiction as it relates to zoning approvals. He said we do acknowledge the project has effects on the surrounding area, however, there are better tools than zoning to address traffic and pedestrian safety. He then listed options for addressing those issues. Mr. Miller stated it is hard to penalize an existing commercial property because of conditions on the street.

Mr. Anderson stated there are already speeding issues on the street.

Mr. Miller stated he would work with the roads department to get some traffic signs in the area.

Mr. J. Janus, Jr., of 4462 Daffodil Ave., addressed the Board speaking in favor of the project and requesting the Board approve it.

Mr. LaBarbara made a motion to adjourn, seconded by Mr. James.

The meeting adjourned at 6:32 p.m.

/s/ Thomas C. James, Jr.

Thomas C. James, Jr., Trustee

/s/ Jim LaBarbara

Jim LaBarbara, Trustee

/s/ Thomas J. Weidman

Thomas J. Weidman, Trustee

/s/ Robert C. Porter, III

Robert C. Porter III, Fiscal Officer

01/12/2021

RECORD OF PROCEEDINGS

Minutes of the Special Meeting of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

January 12, 2021

NOTE: Due to the COVID-19 pandemic and the issuance of guidelines to limit public gatherings by Governor DeWine and the Director of the Ohio Department of Health, and due to enabling legislation (House Bill 404) which extended the ability of local governments in Ohio to meet remotely during this time, this meeting was held remotely via Zoom. Video of the meeting was live streamed to the public on the internet.

The Special Meeting was called to order at 7:00 p.m.

Present for the Special Meeting were Trustee LaBarbara, Trustee James, Trustee Weidman, Fiscal Officer Porter, Law Director Desai, Administrator Warrick, Superintendent / Assistant Administrator Kellums, Planning & Zoning Administrator Miller, Zoning Inspector Clark and Beth Gunderson.

Approval of Electronic Signatures

The Board members gave their approval for their signatures to be applied electronically on any documents approved at this meeting.

Planning & Zoning Report:

Zoning Case 2020-09P2

Mr. Miller stated at 6:00 p.m. tonight, the Board of Trustees held a public hearing for Zoning Case Number 2020-09P2, a proposal for a Door Dash facility and parking lot improvements at 8469 Blue Ash Road. Mr. Miller stated he had two resolutions, one for denial and one for approval, should the Board decide to make a motion about the case this evening.

Mr. Weidman made a motion to approve Case 2020-09P2. Mr. LaBarbara seconded the motion. It was noted there was a resolution that needed to be presented.

The resolution “Approving a Planned Unit Development for Door Dash Development (Case 2020-09P2) in Sycamore Township and Dispensing with a Second Reading” was read by Mr. Miller. Mr. Weidman made a motion to approve the resolution. Mr. James seconded the motion to approve the resolution as modified by Mr. Miller with the case number added to the title.

Mr. Miller stated the one condition of the approval is that signage must be compliant with Chapter 13 of the Zoning Resolution.

Mr. LaBarbara and Mr. James spoke in favor of the project. Mr. James pointed out there was discussion about traffic in the zoning public hearing earlier which would have to be addressed other ways.

Mr. Weidman said this is a great use for the building.

Mr. LaBarbara called roll. Vote: All Aye.
Resolution 2021-001 passed this 12th of January, 2021.

Administrator Report

Mr. Warrick reported he had 2021 blanket purchase orders for the Board's consideration, a list of which had been sent to the Trustees previously for review. He noted these would cover the first three months of the year and are typical blanket purchase orders.

Purchase Order Over \$2,500.00:

2021 Blanket Purchase Orders

Mr. Weidman made a motion to approve the 2021 Blanket purchase orders. Mr. James seconded. Mr. LaBarbara called roll. Vote: All Aye.

Mr. Warrick presented an additional purchase order for approval.

PO# 8781	Ohio Treasurer	Sturbridge Loan CB13L	\$37,499.17
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Mr. Weidman made a motion, seconded by Mr. James, to approve this request. Mr. LaBarbara called roll. Vote: All Aye.

Fiscal Officer Report

Pay Bills and Read Receipts

The Receipts in the amount of \$133,817.96 and Disbursements in the amount of \$993,126.63 for January 12, 2021 were read by the Fiscal Officer 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: /s/ Robert C. Porter, III
Robert C. Porter III, Fiscal Officer

A motion was made by Mr. Weidman, seconded by Mr. James to accept them.
Mr. LaBarbara called roll. Vote: James: Aye; LaBarbara: Aye; Weidman: Aye

Roads, Maintenance & Recreation Report

Mr. Kellums reported each year he puts in an application for OPWC funding for projects and he has a resolution that must be passed giving him authorization to do that.

The resolution "Authorizing Tracy Kellums, Assistant Township Administrator/Road Superintendent, to Prepare and Submit an Application to Participate in the Ohio Public Works Commission State Capital Improvement and/or Local Transportation Improvement Program(s)

and to Execute Contracts as Required” was read by Mr. Kellums. Mr. Weidman made a motion, seconded by Mr. James, to approve the resolution and dispense with a second reading. Mr. LaBarbara called roll. Vote: All Aye.
Resolution 2021-002 passed this 12th of January, 2021.

Mr. Weidman made a motion to adjourn, seconded by Mr. LaBarbara. Mr. LaBarbara called roll. Vote: All Aye.

The meeting adjourned at 7:08 p.m.

/s/ Thomas C. James, Jr.

Thomas C. James, Jr., Trustee

/s/ Jim LaBarbara

Jim LaBarbara, Trustee

/s/ Thomas J. Weidman

Thomas J. Weidman, Trustee

/s/ Robert C. Porter, III

Robert C. Porter III, Fiscal Officer
Special Meeting 01/12/2021