

## RECORD OF PROCEEDINGS

### Minutes of the Public Hearings of the Trustees of Sycamore Township Sycamore Township, Hamilton County, Ohio

Tuesday, January 18, 2022

The public hearing for Zoning Case 2021-11LU, a proposed Land Use Plan for Sycamore Township, was called to order at 6:00 p.m. by Chairman Weidman.

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

Mr. Miller presented the case and case history for Zoning Case 2021-11LU, noting as a follow up from the last public hearing, the definition of Mixed Use was omitted. He then read the definition which had been added to the document. He said the flexibility of the definition allows for the possibility of it being developed in any of the zoning districts with certain restrictions.

Mr. Miller stated the other item discussed at the last public hearing was a property which is currently a single-family residence which is now included in the Montgomery Road Central Policy Area to allow for future development. Mr. Miller also noted typos that had been corrected.

Mr. Miller then discussed churches and particularly the St. Vincent Ferrer property which is designated as a mixed-use site if it were to be sold. He said the Power Mission Baptist Church on Montgomery Road was designated as a potential office property noting that policy area specifies very low-density office. Mr. Miller said there is a church in the northern part of the Township only accessible through a residential area which is designated for future suburban residential if it were to change owners.

Mr. Miller stated the goal is to preserve and protect residential areas while still providing for some opportunities for economic growth.

Mr. Miller discussed the designation of 16 acres of land along School Road and Fields Ertel Road which is owned by the Township. He said previously there was a discussion about whether to leave that as parks and recreation land or to call it vacant land. Mr. Miller said he looked at how the property has been described historically and suggested designating it as a natural preserve.

Mr. James asked if the gross density minimum for office noted in the plan was accurate.

Mr. Miller explained the reasoning behind that minimum number.

Mr. James asked if anything should be done to implement the corridor restrictions to make sure those are definitive now.

Mr. Miller discussed the implementation strategy for the policy areas noting it will be necessary to present new Zoning Resolution Text Amendments to Zoning Commission and the Board of Trustees for approval.

Mr. James asked about the timeline for that process.

Mr. Miller stated there may be more comprehensive Text Amendments or even a complete overhaul of the Zoning Resolution noting the Township is already informally partnering with Hamilton County. Mr. Miller noted there are two openings on the Land Use Steering Committee and more work to be done on this fluid document.

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

Mr. James Stanley, of 8253 Montgomery Road, was sworn in by Mr. Barbieri and then addressed the Board. He stated he understood from attending the last public hearing that is property would be changed from suburban residential to office. He said according to the color coding on the map, it is still suburban residential.

Mr. Miller agreed that was an error. He asked if that amendment could be added to any motion made this evening.

Mr. Weidman answered yes, and Mr. Barbieri agreed.

Mr. Stanley said Mr. Miller had said at the last public hearing the property would be moved to the southern Montgomery Road corridor and asked if there was a reason it was changed to central.

Mr. Miller answered the consensus was that it fits better within the central corridor. There was continued discussion. Mr. Miller concluded any type of commercial activity on that site would require a PUD due to the small size of the property.

Mr. and Mrs. Charles and Sheila Boegli, of 8228 Pinecove Court, were sworn in by Mr. Barbieri and then addressed the Board. Mr. Boegli stated he and his wife live adjacent to the property along School Road and Fields Ertel Road. He stated the Board is on the right track with that property as it is home to a lot of natural wildlife which is best left undisturbed. Mrs. Boegli discussed improvements they would like to see on the property that would increase the food supply for wildlife such as planting of native trees. She said she would like it to be designated as park as opposed to vacant land.

Mr. Miller said a formal designation is needed from the Trustees such as a nature preserve. He said improvements to the land might be a good project for the Parks and Recreation Department. Mr. Miller went on to discuss the topography of the site noting it would be very difficult and expensive to make it an active recreation site. He concluded a nature preserve designation would be a great way for the Township to be good stewards of this land.

Mr. Weidman agreed.

Mr. Weidman asked if there was anyone else who wished to comment. No response. He then closed the public hearing for Zoning Case 2021-11LU at 6:28 p.m. and opened the public hearing for Zoning Case 2021-12T.

Mr. Miller presented the case and case history for Zoning Case 2021-12T explaining the process began as an overhaul of the Zoning Resolution. He said because the Land Use Plan was already being updated also, he took the changes to the Land Use Steering Committee because any good Zoning Resolution is contingent upon a comprehensive plan. Mr. Miller said committee member Mr. Pete Mallow was aware of an opportunity coming up to be a part of a regional universal code. He said he has been interviewed with the County about this and it is a good opportunity for the Township to be on the same page as the rest of the County. He noted it is also a modular document which we can choose which pieces of it are pertinent to the Township.

Mr. Miller stated because of that regional opportunity, the comprehensive overhaul stopped and instead they looked at day to day issues the Zoning Department has with the code. He said that led to the following very modest text amendments.

Mr. Miller reviewed the first proposed amendment which changes the Zoning Department's calculation of accessory uses in rear yards to the benefit of the residents. He went on to discuss proposed changes to the Zoning Resolution with regard to fences. The changes remove the opacity requirement for fences in the side yard and allow for a setback of one quarter of the depth of the house for privacy fences to project into the side yard from the rear. He noted this allows for better and freer use of property.

There was discussion about the language used in the proposed text amendment for fences.

Mr. James asked if Mr. Miller wanted the Board to approve this tonight noting this is the first time, he had seen this printed language.

Mr. Miller answered he does have a resolution prepared for the Board's consideration, but he is happy to discuss it further or do a first reading.

Mr. Barbieri asked if the resolution is to send this to Planning Commission or if it had already been sent to Planning Commission.

Mr. Miller answered currently the Township does not submit anything to Planning Commission except the Land Use Plan. He noted he is hoping to change that and has already had conversations with them in that regard. He said he did request informal comments from their staff on the Land Use Plan and they are requiring that the Land Use Plan be submitted to them after it has been approved by the Board of Trustees.


There was discussion about the process.

Mr. James asked if the proposed text amendments were approved unanimously by the Zoning Commission.

Mr. Miller answered yes.

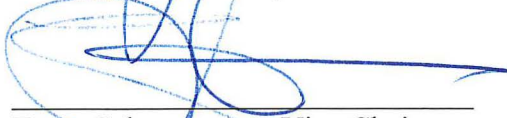
Mr. Weidman asked if there was anyone present from the public who wished to comment on Zoning Case 2021-12T. No response.

The public hearing for Case 2021-12T adjourned at 6:41 p.m.




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Thomas J. Weidman, Chairman



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Tracy Schwegmann, Vice Chairman



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Thomas C. James, Jr., Trustee



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Robert C. Porter III, Fiscal Officer  
Public Hearing 01/18/2022