

RECORD OF PROCEEDINGS

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

April 5, 2022

The public hearing for Zoning Case 2021-01P2, Tire Discounters, 7369 & 7381 Kenwood Road, 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 Law Director Barbieri, Interim Administrator/Superintendent Kellums and Planning & Zoning Administrator Miller.

Mr. Miller presented the case and case history for Zoning Case 2022-01P2. He reported the applicant proposes a demolition of the existing Tire Discounters and former Graeter's ice cream buildings in order to construct a new Tire Discounters development. Mr. Miller displayed the plans for the project for the Board and reviewed the details of the site plan and proposal. He noted the existing ISR (Impervious Surface Ratio) is 92.4% and the new plan would reduce that to 86.1%. Mr. Miller reported the plan includes a three feet setback from the rear property line which would require a 17-foot variance for the setback and the landscape boundary buffer. He stated all other setbacks are in compliance with the Zoning Resolution. Mr. Miller then reviewed the parking plan, drainage plan, and landscape plan.

Mr. James asked if there would be a dumpster.

Mr. Miller answered yes and showed the location of the dumpster noting it would be fully enclosed. He went on to discuss the photometric plan saying a variance is required for spillage onto the Taziki parking lot. Mr. Miller said the applicant originally proposed three building signs as well as a monument sign. He said in response to Zoning Commission comments, the applicant has reduced the signage request to two building signs and one monument sign. He reviewed the signs and noted variances would be needed for the total area of the building signs and the five feet setback for the monument sign which is consistent with other signs in the area.

The Board asked questions of Mr. Miller as he reviewed the color renderings of the site.

Mr. Miller stated response from Zoning Commission was generally favorable with the exception of the reduction in the number of building signs. Mr. Miller read the conditions recommended by the staff should the Board decide to approve the PUD-2:

1. Existing lots shall be consolidated prior to Zoning Compliance Plan approval.
2. Site shall not be utilized for telecommunication towers in the future.
3. Site shall not be used for off-site advertising signs in the future.
4. A variance shall be granted for building setback as part of this PUD-2 approval.
5. A variance shall be granted for sign setback as part of this PUD-2 approval.

6. A variance shall be granted for outdoor lighting intensity, per photometric plan as part of this PUD-2 approval.
7. If a variance shall be granted for building signage area as part of this PUD-2 approval the Board shall make a recommendation for maximum area of signage appropriate for approval.
8. All other provisions of Chapter 13 SIGNS shall remain in effect.

Mr. Weidman asked questions about the parking requirements.

Mr. James asked about the off-site advertising restriction and current case law as to first amendment rights. There was discussion about that topic and the sign plan.

Ms. Schwegmann expressed concerns about the sign variance.

Mr. Barbieri suggested a change to the language in the conditions regarding the off-site advertising signs.

Mr. Weidman invited the applicant to speak.

Mr. Michael Chandler, Project Manager for the applicant Leesman Engineering, 4820 Glenway Avenue, Cincinnati, Ohio 45238, addressed the Board. Mr. Chandler addressed some of the concerns about the signage saying the signs proposed are standard for Tire Discounters and very important to them. He stated the access to American Way is also necessary due to the median on Kenwood Road. He requested consideration for the signage variance noting the removal of the existing pole signs and billboard and the reduction to one monument sign.

Mr. Weidman asked how visible the sign to the north is since it is so far back.

Mr. Chandler stated he believes it will be very visible and offered to put together a site study.

Mr. Weidman expressed concerns about setting a precedent by granting such a large sign variance. He asked if the channel letter size could be reduced.

Mr. Chandler noted they have a long name but said that could be explored.

Ms. Schwegmann suggested shrinking the letters on the side sign to get a little closer to the 150 square feet limit in the code.

Mr. James asked if there was consideration to place a directional sign at the end of American Way. He also expressed concerns about the movable type sign stating it is not aesthetically pleasing.

Mr. Chandler answered the changeable copy sign is very important to Tire Discounters company wide.

Mr. James asked about the transition plan for Tire Discounters during construction.

Mr. Miller answered there has been staff level discussion about the possibility of Tire Discounters leasing the PEP Boys space temporarily, but he had wanted to keep that out of the zoning discussion since the Township owns the PEP Boys site. He stated any type of leasing proposal would have to come before the Board for approval.

Mr. Chandler stated construction would be about six months.

Mr. Weidman asked if any member of the public present wished to comment on this case. No response.

The public hearing for Case 2022-01P2 adjourned at 6:34 p.m.

The public hearing for Zoning Case 2021-05P2, Equipment Depot, 8980 Rossash Road, was called to order at 6:34 p.m. by Chairman Weidman.

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

Mr. Miller presented the case and case history for Zoning Case 2022-05P2. He said this is a light industrial development for an existing business seeking to make improvements to their site. Mr. Miller reported the site in question is 4.88 acres and abuts Rossash Road and Rossplain Road. He explained the applicant proposes interior and exterior modifications to the existing facilities. He reviewed the adjacent Zoning Districts. Mr. Miller stated the applicant proposes to raze the existing middle buildings and construct an addition on the western most building and exterior façade improvements to make the site more consistent.

Mr. Miller displayed a site plan which he said had been updated since the Zoning Commission hearing. He pointed out the applicant proposes a gravel lot for the purpose of storing heavy equipment. Mr. Miller stated the applicant proposes a telecommunication tower on site and reviewed the three possible locations for the tower. He recommended one of the two more central locations.

Mr. Weidman asked about the parking plan.

Mr. Miller answered the existing site has 89 parking spaces, 63 parking spaces are required, and the proposed plan would have 58 parking spaces. He noted the existing buildings do encroach into the setback on Rossash Road. Mr. Miller said Zoning Commission required the applicant to submit a landscaping and photometric plan to the Trustees for review. He suggested, should the Board recommend approval of the project, conditions be added that a photometric plan and landscape plan consistent with the Zoning Resolution be submitted with the Zoning Compliance Plan. He stated variances would be required to waive landscaping buffers along the southern and eastern property lines.

Mr. Miller pointed out no sign plan was submitted as part of the plan so another condition would be that signs must be compliant with the Zoning Resolution.

Mr. Miller read the conditions recommended by staff should the Board choose to approve the PUD-2:

1. Existing lots shall be consolidated prior to Zoning Compliance Plan approval.
2. Site shall not be used for off-site advertising signs in the future.
3. A variance shall be granted for building setback as part of this PUD-2 approval.
4. All site signage shall comply with Chapter 13 of the Sycamore Township Zoning Resolution.
5. A photometric plan shall be submitted consistent with the Sycamore Township Zoning Resolution prior to Zoning Compliance Plan approval.
6. A buffer yard variance shall be granted along the southern and eastern property boundaries.
7. A landscaping plan shall be submitted for streetscaping consistent with the Sycamore Township Zoning Resolution prior to Zoning Compliance Plan review as part of this PUD-2 approval.

Mr. Weidman invited the applicant to speak.

Mr. Randy Reece, Regional Vice-President of Equipment Depot, 8980 Rossash Road, addressed the Board. Mr. Reece gave some history on the site noting the buildings are quite dated. He said they are excited about this opportunity to maximize the property. Mr. Reece stated there will be about 30 to 40 employees on-site and over 60 road mechanics who have their own vans that they store at home at night. He said they come on site only to pick up parts and, like the sales representatives, are out in the field 95% of the time.

The Board asked questions of Mr. Reece about parking.

Mr. Weidman stated he would like to see the telecommunications tower be placed as far south as possible so that it is close to the industrial area and away from the road.

The applicant was agreeable.

Mr. James asked if it would be the height of a typical cell tower.

Mr. Reece answered yes.

Mr. James asked how many employees are present on the existing site.

Mr. Reece answered about 60 employees noting this plan will accommodate a consolidation.

Mr. Weidman and Ms. Schwegmann asked about the equipment stored on the site.

Mr. Reece answered there will be forklifts, construction booms and scissor lifts and the booms will be stored on the gravel.

Mr. Kellums questioned if some of the existing parking is located in the right of way and asked if there was a right of way drawing.

Mr. Miller pointed out the right of way noting some parking is encroaching in the right of way, but it has been there for a long time.

Mr. Weidman noted there is electric available on American Way for a possible sign for businesses there that was previously approved by the Board.

Mr. Weidman asked if any member of the public present wished to comment on this case. No response.

The public hearing for Case 2022-01P2 adjourned at 6:57 p.m.



Thomas J. Weidman, Chairman



Tracy Schwegmann, Vice Chairman



Thomas C. James, Jr., Trustee



Robert C. Porter III, Fiscal Officer

Public Hearing 04/05/2022