

RECORD OF PROCEEDINGS

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

May 3, 2022

The public hearing for Zoning Case 2021-07MA, Kenwood Swim School, 8261 & 8271 Pine 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 2022-07MA. He stated this is a major adjustment to an existing PUD 8261 & 8271 Pine Road which is zoned "OO" – Planned Office District. He described the zoning for the surrounding area and gave the history of the site. Mr. Miller reported the Kenwood Swim School proposes to purchase the northernmost building in its entirety for its sole use as a swim school. He noted there would be no alterations to the exterior of the building. Mr. Miller explained there would be an interior 2800 square foot pool, four feet in depth with associated locker rooms, viewing areas as well as offices for employees.

Mr. Miller reported the Zoning Commission reviewed the case in April and unanimously recommended approval of the project with the following conditions:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution shall be adhered to, including but not limited to, freestanding signs, dumpster enclosures, streetscape buffers, site lighting, off-street parking requirements, and mechanical equipment.
2. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
3. Exterior signage shall conform to the "O" zoning district provisions of the Sycamore Township Zoning Resolution.
4. There must be 0 foot-candles of light spill at the north, and west property lines, as previously required.

Mr. Weidman asked about a shared parking agreement for the site.

Mr. Miller answered the parking is to be shared and reviewed parking calculations he had done for the site and concluding that parking stall requirements will be met.

Mr. Barbieri swore in those providing testimony during the hearing.

Jen Deis, Area Manager with Goldfish Swim School, addressed the Board stating they currently have two locations in the Cincinnati area located in West Chester and Anderson Township. She provided information about the company and why they would be a good fit in the Kenwood area.

She stated the hours of operation would be 9:00 a.m. to 8:30 p.m. Monday through Friday, and 9:00 a.m. to 6:30 p.m. Saturday and Sunday. She stated they offer fun and engaging swim lessons for children aged four months to 12 years and for swimmers of all abilities. She noted their lessons also focus on safety skills. Ms. Deis shared a sample layouts of the interior from other locations. She shared information on their successes and stated Goldfish Swim School has nationwide recognition as a learn to swim program.

The Board asked questions of the applicant and Mr. Miller.

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

The public hearing for Case 2022-07MA adjourned at 6:21 p.m.



Thomas J. Weidman, Chairman



Tracy Schwegmann, Vice Chairman



Thomas C. James, Jr., Trustee



Robert C. Porter III, Fiscal Officer

Public Hearing 05/03/2022