

## RECORD OF PROCEEDINGS

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

July 13, 2022

The public hearing for Zoning Case 2021-10Z, Kleinfelder Capital, 8760 Montgomery Road, was called to order at 6:15 p.m. by Chairman Weidman.

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

Mr. Miller presented the case and case history for Zoning Case 2022-10Z. He stated the applicant is SHP representing Kleinfelder Capital who is proposing a single tenant, owner occupied office building at 8760 Montgomery Road. He stated the proposal requires approval of a Zone Change from B – Single Family Residential to OO – Planned Office as well as the approval of an S-PUD. Mr. Miller went on to display images of the plan including the site plan and described the property. He stated the proposed ISR (impervious surface ratio) is .193.

Mr. Miller then reviewed the topography and the existing and proposed conditions on the site. He reviewed the photometric plan in detail and showed building elevation and three-dimensional renderings of the site. Mr. Miller noted there will be no dumpster on the site. He said there will be a retaining wall. Mr. Miller stated the parking space requirement is exceeded, there is substantial landscaping on site including use of existing vegetation, and the signage proposed is 49 square feet, well below our standard.

Mr. Miller reported the Zoning Commission reviewed the case in June. He said one member of the public was concerned about seeing the roof from his property and those emails were sent to the Board of Trustees for their review. Mr. Miller said the Zoning Commission unanimously recommended approval of the project. He said he also makes a favorable recommendation for the project noting this is the lowest intensity development that has been proposed for the site in the last ten years and it would make a good transition from commercial to residential.

Mr. Weidman asked if the applicant was present and wished to speak.

Mr. Barbieri swore in a member of the public who rose to provide testimony.

Mr. Justin Conger, of Conger Construction Group, 2020 McKinley Blvd, Lebanon, Ohio, 45036, addressed the Board. Mr. Conger said he represents the design build contractor who has been working with SHP and Mr. Kleinfelder on the project. He stated they tried to make the proposal meet or exceed the expectations for this corridor and have been very cognizant of making the project fit with the residential district behind it.

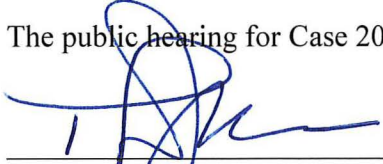
Mr. James asked about the lighting on the exterior patio upstairs.

Mr. Conger answered they have not gotten that far in the design, but lighting will probably consist of a couple can lights.

Mr. Weidman asked where the current Kleinfelder office is located.

Mr. Conger answered in an office building on Hosbrook Road.

The public hearing for Case 2022-10Z adjourned at 6:34 p.m.



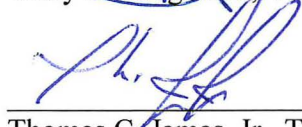
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Thomas J. Weidman, Chairman




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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 07/13/2022