

## RECORD OF PROCEEDINGS

Minutes of the Public Hearing of the Trustees of Sycamore Township  
Sycamore Township, Hamilton County, Ohio  
November 1, 2022

The public hearing for Zoning Case 2021-14MA, The New Campus, 11689, 11693, and 11745 Solzman 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, Administrator Kellums, Law Director Barbieri, and Planning & Zoning Administrator Miller.

Mr. Miller presented the case and case history for Zoning Case 2022-14MA. He stated this is a Major Adjustment to a PUD the existing Kids First Sports Center PUD and a Zone Change. He showed the site in question on the screen and described the adjacent zoning districts. Mr. Miller noted the applicant is proposing to construct a 21,407 sq. ft. stand-alone facility for The New Campus, a daycare center, along with modifications to parking, stormwater detention pond and landscaping.

Mr. Miller briefly reviewed case history for the Kids First site. He said the daycare component was previously within Kids First and will now have an increased enrollment in their own free-standing facility. He noted the proposal is consistent with the Land Use Plan. Mr. Miller reported the parking requirement is 66 spaces and the proposed site plan shows 69 spaces including 13 spaces shared with Kids First. He noted the applicant had submitted a photometric plan after the Zoning Commission hearing which is consistent with the Township's lighting requirements. Mr. Miller stated the submitted landscape plan meets or exceeds the buffer requirements in every area.

Mr. Miller went on to review the sign plan. He reported the ground sign proposed is 32 square feet and the building sign note will be changed to comply with the maximum 57 square feet allowed. He said there is a dumpster on site which will be enclosed per code and heavily landscaped.

Mr. Miller reported the outside agency comments received were fairly typical pointing out that the County Engineer requested additional right of way be dedicated in order for the site to be consistent with their thoroughfare plan. He said it is not up to zoning to enforce that so that will not be called out in staff recommendations.

Mr. Miller said the case was subject to a Zoning Commission public hearing on October 11<sup>th</sup> noting there were no members of the public present to comment. He said the Zoning Commission unanimously recommended approval of the request with staff's conditions. Mr. Miller then read the conditions which had since been updated due to the fact that the applicant had submitted a compliant photometric plan. The staff recommended conditions were as follow:

1. A shared parking agreement be put in place and recorded consistent with the applicant's proposal. A copy of the recorded agreement shall be submitted as part of the Zoning Compliance Plan.
2. No telecommunication towers or billboards may be built on-site.
3. Building signage shall not exceed 57 square feet in total area.

Mr. James asked a question about the dumpster and enclosure. Mr. Miller clarified saying it is compliant.

Mr. James commented he was surprised no members of the public were present for the Zoning Commission hearing and asked how many notices were sent to residents.

Mr. Miller said the distance may not have included residential properties but both HOAs were notified.

Mr. Weidman invited the applicant to speak. The applicant was then sworn in by Law Director Barbieri.

Brian Doll, of Cincinnati United Contractors, 7143 E. Kemper Road, addressed the Board. Mr. Doll stated he does not have anything to add to Mr. Miller's presentation and asked if the Board had questions.

Ms. Schwegmann asked for clarification on the fencing shown on the site plan.

Mr. Miller clarified the fence location and gates.

Ms. Schwegmann stated she understands the need for fencing with the use as a daycare center, however she is concerned about the aesthetics of the portion of the fence facing residential areas.

Mr. Doll explained the landscaping that would be installed to screen the fence.

Mr. James asked about traffic impacts from the development.

Mr. Barbieri swore in another applicant representative.

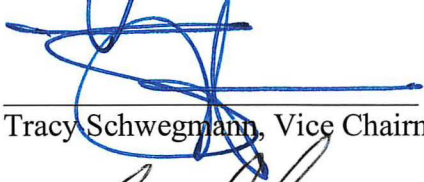
Joan Wegeorst, one of the owners of the daycare center, addressed the Board stating there are not set pick up and drop off times as there would be at school. She said the children trickle in from 7:30 a.m. to 9:00 a.m. with usually only six to 10 parents dropping off or picking up at any one time. She said some drivers will probably cut through the basketball parking lot to turn left at the traffic light, so she does not anticipate much traffic on Solzman Road.

Mr. Weidman invited members of the public to speak in regard to this case. There was no response.

The public hearing for Case 2022-14MA adjourned at 6:20 p.m.



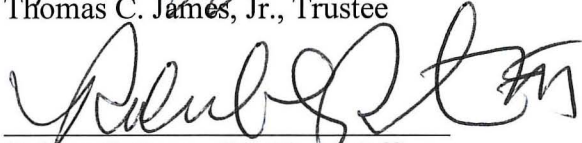
Thomas J. Weidman, Chairman



Tracy Schwegmann, Vice Chairman



Thomas C. James, Jr., Trustee



Robert C. Porter III, Fiscal Officer

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