

## RECORD OF PROCEEDINGS

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

December 20, 2022

The public hearing for Zoning Case 2021-15P2, Robert Lucke Group, 11501 Northlake Drive, 7903 and 7915 E. Kemper 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 2022-15P2. He stated the applicant, Robert Lucke Group, is proposing a mixed-use development at the corner of E. Kemper Road and Northlake Drive. He displayed the plans on the screen and described the property in question and surrounding zoning districts. He reviewed the proposed site plan noting the Impervious Surface Ratio is 64 percent. Mr. Miller reported the proposed plan calls for two dedicated office buildings in the rear, a mixed retail/office space to the front and the northeastern corner is dedicated for a small restaurant or café style use to be determined. He noted the applicant would like a drive-thru feature for the restaurant or café which was a point of contention at the Zoning Commission meeting.

Mr. Miller went on to review stormwater, landscaping and buffer yards, and dumpster locations. He noted, in order to make the site plan work, the applicant requests a front yard location for a dumpster pad and is willing to comply with conditions from the Board, such as landscape screening, to have it in that location.

Mr. Miller stated the Zoning Commission was concerned about stacking for a drive-thru and traffic spilling out onto Kemper Road. The applicant has since submitted a stacking plan with 18 stacking spaces for the proposed drive-thru. He stated 183 parking spaces are required and the applicant provides 202 spaces.

Mr. Miller went on to show renderings of the building elevations and floor plans. He then reviewed outside agency comments including from the Sycamore Township Road Superintendent requiring the construction of a seven-foot walk at the face of the curb along Kemper Road with a curb ramp at Northlake to cross Kemper Road. He said based on the Township's calculation for the cost of the walk and curb ramp, the applicant has agreed to pay the Township \$15,000.00 toward the cost of installation which will be part of a larger Township project.

Mr. Miller said staff is generously favorable to the proposal with the following suggested conditions:

- 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 dumpster setback as part of this PUD-2 approval.
- 5) A variance shall be granted for outdoor lighting intensity, per photometric plan as part of this PUD-2 approval.
- 6) Signage shall be designed consistent with Section 13-11 of the Sycamore Township Zoning Resolution. All other provisions of Chapter 13 SIGNS shall remain in effect.

Mr. Barbieri swore in those providing testimony.

Scott Lucke, of Robert Lucke Group, 8825 Chapel Square Drive, addressed the Board giving some details about the project and the uses proposed. He said the Lucke office buildings are about 85% owner occupied but there is a possibility there could be a lease. Mr. Lucke said the drainage coming in from Goldcoast is supposed to go to the south and it is their intent to improve that. He said he has been in contact with the owner of the adjacent private drainage easement. He noted the dumpster enclosure will be brick matching the materials of the restaurant building.

Mr. Lucke addressed the drive-thru stating COVID changed the world, a lot of people want a drive-thru. He said he doesn't envision a McDonald's or Arby's but would like people to have the ability to pick up their food and go. Mr. Lucke went on to address landscaping and reported he had a grading easement agreement with Phillips Edison so that the buildings would sit lower.

The Board asked questions of Mr. Miller. Mr. Weidman stated he would like the applicant to work with staff to figure out landscaping around the dumpster in the front yard. There was then discussion about the signage.

Mr. Weidman said he likes the plan but has concerns about the drive-thru.

Mr. James said he is not as concerned about the drive-thru as it sounds like Mr. Lucke is envisioning a more tasteful drive-thru similar to the Kenwood Graeter's.

Ms. Schwegmann said a lot of municipalities have been trying to scale back drive-thru but in Mr. Lucke's defense, he is correct there is a post-covid market for it. She asked if it would be possible to have the applicant come back before the Board when a specific tenant is proposed.

There was a discussion about putting a condition on regarding the drive-thru or approving the plan without it. Mr. Barbieri suggested a condition stating the drive-thru is prohibited subject to a minor adjustment in the future.

Mr. Weidman noted there were no members of the public present to speak in regard to this case.

Mr. Miller brought up the subject of the raised median, which was previously discussed off the record with the applicant, and stated there will be an additional condition that there must be a raised median delineating right in / right out on Kemper Road.

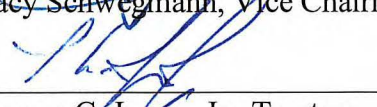
The public hearing for Case 2022-15P2 adjourned at 7:04 p.m.



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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