

RECORD OF PROCEEDINGS

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

March 7, 2023

The public hearing for Zoning Case 2023-01MA, Montgomery Dentistry, 8810 Montgomery Road, was called to order at 6:00 p.m. by Chairman Schwegmann.

Present for the hearing were Chairman Schwegmann, Vice Chairman Weidman, Trustee James, Administrator Kellums, Assistant Law Director Katharine Barbieri, and Planning & Zoning Administrator Uckotter.

Mr. Uckotter presented the case and case history for Zoning Case 2023-01MA. He stated the request by David Froelicher, the applicant, on behalf of Dr. Michael Hull, for a Major Adjustment to a PUD in an "OO" – Planned Office District. Mr. Uckotter said the subject property is located at 8810 Montgomery Road, noting the proposed use is a medical office for a dentist and requires a major adjustment to Case 2018-13MA. He described the details of the proposed building and the site in question. He reviewed the surrounding zoning districts. Mr. Uckotter noted similar size office buildings were approved in the past but were ultimately not built.

Mr. Uckotter reviewed the parking plan, pointing out a proposed relocation of a utility pool. He said that there was no need for a future dumpster, and then discussed the building materials, photometric plan, and sign plan. He said there are some grading and erosion concerns and stated the installation of a curb along Montgomery Road would alleviate that pursuant to eventual ODOT District 8 approval. Mr. Uckotter went on to review outside agency comments on the plan. He stated another neighboring property owner had mentioned drainage concerns and said he would leave it up to the applicant to address that.

Ms. Schwegmann invited representatives of the applicant to address the Board.

Ms. Barbieri swore in those providing testimony.

Mr. James asked if there is currently a dumpster on the plan.

Mr. Uckotter answered there is not.

The property owner, Dr. Michael Hull, DDS, of 9841 Forest Glen Drive, addressed the Board explaining the reasons he had chosen the site for his dental office. He stated he wanted to build something residential in character that will meet the look and the quality of that area. Dr. Hull stated he has no plans for a dumpster on-site; the dumpster location was noted in case someone needed one in the future. He said the builder is doing whatever is reasonable to address the grading. Dr. Hull noted he would like to move the utility pole near Montgomery Road and is working with Duke Energy.

The Board asked questions of the applicant about the number of dentists in the practice, waste removal, and landscaping in the rear adjacent to the residential area.

Mr. Uckotter noted the landscape plan is compliant.

Dr. Hull addressed the hours of operations and lighting concerns. Mr. Uckotter said there is a little light spillage onto the adjacent office building's shared driveway, but there are zero foot-candles at the property line adjacent to the residential properties.

Ms. Schwegmann asked if anyone from the public wished to speak.

Mr. John Misali, of 8829 Lyncris Drive, addressed the Board. Mr. Misali expressed concerns about the possibility of a dumpster, changes in the grading due to the learning center project which has affected the flow of water onto his property, and lighting on the underside of the learning center building adjacent to the proposed dentist's office.

David Froelicher, the general contractor for the project, stated the code is very clear that egress lighting has to be lit 24 hours a day. He said the Trustees could vote for it to be on a timer or motion center.

There was a discussion about possible solutions to the lighting issue, and the solution was later codified in a condition.

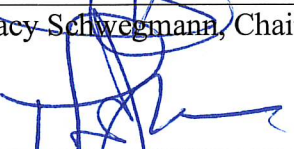
Mr. Froelicher stated erosion control is implemented during construction and discussed the height of the berm in the rear.

Mr. Weidman made a motion to adjourn the public hearing. Mr. James seconded. Vote: All aye.

The public hearing for Case 2023-01MA adjourned at 6:29 p.m.



Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice Chairman



Thomas C. James, Jr., Trustee



Jonathan T. Deters, Fiscal Officer
Public Hearing Zoning Case 2023-01MA 03/07/2023