

RECORD OF PROCEEDINGS

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

May 2, 2023

The public hearing for Zoning Case 2023-03MA, Abercrombie & Associates, Inc., on behalf of Beacon Orthopedics, 8099 Cornell Rd., was called to order at 6:30 p.m. by Chairman Schwegmann.

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

Mr. Uckotter presented the case and case history for Zoning Case 2023-03MA. He stated the request by Abercrombie & Associates, Inc., the applicant, on behalf of Beacon Orthopedics, is for a Major Adjustment to a PUD approved in Case 2006-01Z. The request includes an addition of 12 parking spaces and associated concrete curbing at an existing medical office building. Mr. Uckotter pointed out that the same proposal was initially approved in case 2015-04MA but was not fully built and has since expired.

Mr. Uckotter stated as the majority of the proposed spaces were previously approved in the expired-2015 case, that is a strong indicator this is not a substantial request. He noted the proposed spaces will pose no circulation or access management issues. Mr. Uckotter stated the proposal meets the Zoning Resolution requirement that parking areas be 30 feet from the right-of-way access point and reported the applicant will replace three dead trees as part of the landscape plan.

Mr. Uckotter went on to review outside agency comments from the Sycamore Township Fire Department showing no concerns and a public comment sent to him by email from Dr. Donna Krummen, of 8211 Cornell Road. He said Dr. Krummen raised concerns about the elimination of green space, drainage, and the proximity of trees to her property. Mr. Uckotter offered possible alternative columnar trees that would not cross the property line.

Mr. Uckotter stated the request is not substantial or controversial as proposed, and the dimensions of the parking spaces and site arrangement meet the code. He stated that staff proposes the same condition that was present in Case 2015-04MA should the Board choose to approve the development:

1. The landscaping plan shall be compliant with the Sycamore Township Zoning Resolution and shall be approved by Planning & Zoning staff in the Zoning Compliance Plan phase.

Mr. Uckotter reported that the Sycamore Township Zoning Commission recommended approval of the application with a five to zero vote.

The Board asked questions of Mr. Uckotter.

A member of the public requested to ask a question. Ms. Barbieri swore in those who would be providing testimony.

The applicant, Craig Abercrombie, with Abercrombie & Associates, of 8111 Cheviot Road, Cincinnati, OH 45247, addressed the Board, saying he submitted the application on behalf of Beacon Orthopedics. Mr. Abercrombie introduced Amber Carsen and George Nyktas, who were present representing the property owner. He stated Beacon does not have a problem with changing the type of trees per Mr. Uckotter's suggestion. Mr. Abercrombie addressed the drainage concerns saying the new parking spaces will drain into the existing parking lot and into the storm sewer and detention system that is already in place. He stated they would never have them drain on a neighboring property as that is not good engineering practice.

Dr. Donna Krummen, of 8211 Cornell Road, Suite 520, Cincinnati, OH 45249, addressed the Board. Dr. Krummen pointed out that there is a pretty significant slope down to her building from the Beacon parking lot and reiterated her concerns about the proposed project exacerbating drainage issues on her property. She also stated that the view from her office window will change from greenery to a car. She requested assurance that the drainage will not be affected by the project.

Mr. Uckotter said that currently, the rain hits the grass and drains down the slope toward Dr. Krummen's building. He said the impervious surface that would be constructed will drain to the drainage system away from the neighboring property (to the Beacon drainage system), thus improving the drainage situation.

Mr. James stated he would like to know more about the elevation relative to Dr. Krummen's property.

Mr. Uckotter brought the street view of the area up on Google Street View, and Dr. Krummen distributed photos of the site to the Board.

Mr. Abercrombie stated that the curb would be removed and asphalt added. He noted they are not going to tilt that toward Dr. Krummen's building, noting that would not be allowed.

The Board asked questions of Mr. Abercrombie.

Mr. Abercrombie said it may be necessary to construct a small retaining wall, and the asphalt will be tilted so the water flows to the existing drainage system for the parking lot. He said Hamilton County Storm Water would not approve plans that drained toward adjacent properties.

Mr. James asked Dr. Krummen if she owned her building.


Dr. Krummen answered yes and said she is also on the Board of the Condominium Complex, and the Board had the same concerns that she mentioned.

Dr. Abercrombie asked Mr. Uckotter to put their plan on the screen and pointed out a catch basin within the parking lot noting they are taking an area that now drains toward Dr. Krummen's property and draining it onto the Beacon site.

The public hearing for Case 2023-03MA adjourned at 6:48 p.m.



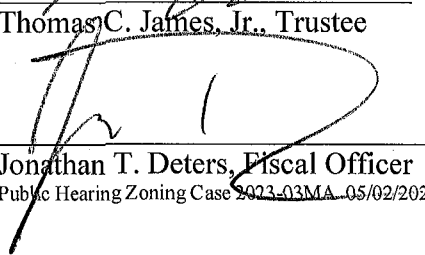
Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice Chairman



Thomas C. James, Jr., Trustee



Jonathan T. Deters, Fiscal Officer
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