

## RECORD OF PROCEEDINGS

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

August 1, 2023

The public hearing for Zoning Case 2023-11MA was called to order at 6:45 p.m. by Chairman Schwegmann.

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

Mr. Uckotter presented Zoning Case 2023-11MA, a request by applicant Atlantic Sign Company, on behalf of Skyline Chili, for a major adjustment to a PUD at 10869 Montgomery Road. He noted the proposal is for two additional endcap signs on the south elevation of the existing building: a 49.28 sf Skyline wall sign and a six square foot "Pick-up Window" sign above the drive-thru window.

Mr. Uckotter showed the existing conditions on the property and stated that there are two matters for review: Skyline's request for the two signs and a matter initiated by staff to provide clarity to the conditions of the original approval in Case 2017-05P2 by offering a new condition and amending an existing condition.

Mr. Uckotter reported the Zoning Commission recommended approval of the request in a 5-0 vote and went on to explain staff's analysis of the case and why the ingress and egress conditions on the site justify the endcap wall signage.

Mr. Uckotter concluded staff recommends approval of Case 2023-11MA with the following conditions (Condition 4 recommended by Zoning Commission):

1. Amendment to Case 2017-05P2 Condition 6: The endcap building sign on the north side of the building is permitted, only for the endcap tenant on the north side of the building (closest to I-275). Such an endcap wall sign's square footage is limited to the linear length of that elevation (1 s.f. for each foot of linear length).
2. Unless signage is adjusted in the conditions of case 2017-05P2 or via this major adjustment case 2023-11MA, all other signage on the subject property shall be governed by the E – District Zoning Resolution regulations.
3. Unless amended in this case, all conditions from case 2017-05P2 remain in full force and effect.
4. The endcap building sign on the south side of the building (where the drive-thru is located) is permitted, only for the endcap tenant on the south side of the building. Such an endcap wall sign's square footage is limited to the square footage amount approved in this case.

Ms. Schwegmann invited the applicant to address the Board.

Brooke Alini, of Atlantic Sign Company, 2328 Florence Avenue, Cincinnati, OH 45206, was sworn in by Mr. Barbieri and then addressed the Board. Ms. Alini stated Mr. Uckotter covered everything but that she could provide clarity if the Board had any questions.

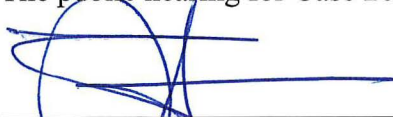
Mr. Weidman asked if the sign would be backlit.

Ms. Alini answered it is a backlit cabinet sign and is similar to the existing sign.

Mr. James asked if there had been any public comment on the case.


Mr. Uckotter answered there was not.

The public hearing for Case 2023-11MA adjourned at 6:53 p.m.




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Tracy Schwegmann, Chairman



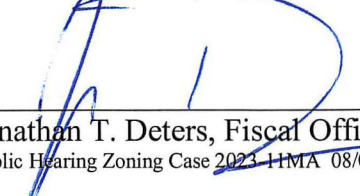
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Thomas J. Weidman, Vice Chairman



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Thomas C. James, Jr., Trustee



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Jonathan T. Deters, Fiscal Officer  
Public Hearing Zoning Case 2023-11MA 08/01/2023