

RECORD OF PROCEEDINGS

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

November 1, 2023

The public hearing for Zoning Case 2023-12MA was called to order at 6:15 p.m. by Chairman Schwegmann.

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

Mr. Uckotter presented Zoning Case 2023-12MA, a request by applicant Robert Lucke Group, Inc. for a major adjustment to an existing PUD2 (Case 2022-15P2) for the property located at 11501 Northlake Drive. Mr. Uckotter reported the applicant proposes the addition of a daycare use for Lightridge Academy in building one of Northlake Commons. He stated the daycare would have 23 employees and up to 180 children present. Mr. Uckotter noted the Zoning Commission heard the case on October 10, 2023, and recommended approval of the major adjustment with conditions by a four to zero vote.

Mr. Uckotter reviewed the site arrangement changes proposed to accommodate the daycare use. He pointed out the parking count is reduced by 14 parking spaces to accommodate a 6,276 sq. ft. outdoor play area which would be enclosed by a six ft. privacy fence and landscaping. He stated with the loss of the 14 spaces, parking is still sufficient at 53 parking spaces. Mr. Uckotter stated the daycare use is harmonious with Northlake Commons and surrounding areas, noting Kids First Sports Center is across the street.

Mr. Uckotter said a portion of the play area will be in the side yard of the property but will be surrounded by fencing and landscaping. He went on to read the conditions proposed should the Board decide to approve the request:

1. All conditions of the 2022-15P2 case shall remain in full force and effect unless amended in this case.
2. Influenced by parking minimum requirements, at maximum, on any given day at the site of Building 1, any daycare facility that operates via this plan shall be capped at 180 children and 23 staff members. Daycare transportation is NOT permitted to house daycare transportation vehicles (e.g., vans, vehicles, or buses) at the subject property.
3. The outdoor play area shall be capped at a maximum of 62 children/students outside at the outdoor play area at any given time, provided the outdoor play area is maintained consistent with the approved site plan to at least 6,200 square feet.
4. All subject property landscaping shall be maintained in healthy condition per the approved landscape plan, of this case.

5. This case is exclusive to Building 1 of the subject property. If a daycare, school use, or like use is proposed in the future for Building 2 or Building 3, a major adjustment case is required.

Ms. Schwegmann invited the applicant to address the Board.

Scott Lucke, the applicant of Robert Lucke Group, Inc, 8825 Chapelsquare Dr., Cincinnati, OH 45245, was sworn in by Ms. Barbieri and then addressed the Board. Mr. Lucke thanked Mr. Uckotter, saying he has been wonderful to work with and is doing a great job in his position. Mr. Lucke said he thought a daycare could be a part of the development at some point and was surprised that they had to come back through this process. He stated Light Bridge Academy will be a nice addition to the development.

Ms. Schwegmann asked if anyone else present wished to comment on the case. No response. She then requested Mr. Uckotter present the next case.

Mr. Uckotter presented Zoning Case 2023-13MA, a request by applicant Lemons & Limes Boutique, LLC for a major adjustment to a PUD2, most recently updated in Case 2013-04MA, for a change in use from a salon to a retail boutique on the property located at 7292 Kenwood Road. Mr. Uckotter reported the zoning on the property is E-Retail located in the Kenwood/Montgomery Road Corridor SPI Overlay District and noted the parking is currently 15 spaces and will remain that way.

Mr. Uckotter reviewed the case history for the site and described the retail boutique use the applicant proposes which he noted may include social events of up to 12 guests focused on craft making. He noted Lemons & Limes would like to reserve the right to acquire a liquor license through the State of Ohio. Mr. Uckotter stated the landscape plan refreshes what was approved in 2013. He reported the Zoning Commission recommended approval of the major adjustment with conditions by a four to zero vote on October 10, 2023.

Mr. Uckotter stated the use fits harmoniously in the retail district and said he wanted to make clear that if Lemons & Limes Boutique moved on and a future use that was not a retail boutique would have to come back for a major adjustment. He then stated the parking at 15 spaces is sufficient and the landscape plan meets the requirements of the Zoning Resolution. He then read the staff recommended conditions should the board vote to approve the request:

1. If applicable, all conditions of the 2013-04MA case shall remain in full force and effect unless amended in this case.
2. The landscape plan of this case shall supersede the landscape plan shown in the 2013-04MA case. The proposed landscaping plan shall be installed within 60 days of the decision date of this case.
3. All private social events shall be limited to 12 guests/patrons.
4. All parking related to this use shall be contained to the subject property.
5. Unless modified in this case, all signage must conform to the Sycamore Township Zoning Resolution Chapter 13 E - Retail standard.

6. No signage is permitted on the rear or side of the building. All wall signage must be on the Kenwood Road elevation of the building.
7. Related to use in the context of this PUD-2, if in the future Lemons & Limes were to vacate this space, and a new user was to propose a new use, if the use were not a similar business - a boutique that generally sells products such as textile fabric products, glassware, jewelry, household decor, children's accessory products, and kitchenware (See attachment A), a separate major adjustment case would be required. For example, if disparate uses such as, but not limited to: a gym, a salon, a small grocery store, a pet store, a convenience store, or a vape shop were to be proposed, a major adjustment case would be required.
8. No telecommunication towers are permitted on this site.

Mr. James asked if the landscaping within 60 days of the decision date is practical given the temperatures.

Mr. Uckotter answered if it were to be very cold for a very long time staff would allow them to plant later but said it is a good time to plant.

Mr. Kellums asked if the liquor license is only for social events.

Mr. Uckotter answered that was his understanding but said the applicant would be able to address that.

Ms. Schwegmann invited the applicant to address the Board.

Wendy Knight, of Lemons & Limes Boutique, LLC, 9651 Stonemasters, Loveland, OH 45140, was sworn in by Ms. Barbieri.

Sophia Holley, legal counsel for Lemons & Limes Boutique, LLC, 1 E. 4th St. Cincinnati, OH 45202, addressed the Board. Ms. Holley said they are good with all of the conditions and think they are appropriate. She said they will follow all protocols for the liquor permit and noted Mr. Uckotter had been very helpful so they are confident the landscapers will be able to get that done.

Ms. Knight thanked the Board for their time and said she is a small business owner who grew up in Kenwood. She said she owns a Lemons & Limes Boutique in downtown Loveland that was a vacant property that they renovated. She said the boutique helps people buy gifts and apparel and makes them look and feel great and is a really positive place that supports community organizations and carries brands with a charitable component. Ms. Knight said they have experience turning a vacant space into something lovely and thanked Mr. Uckotter for the assistance he has given them with the landscape plan. She said she appreciates the opportunity to bring her small business into Sycamore Township.

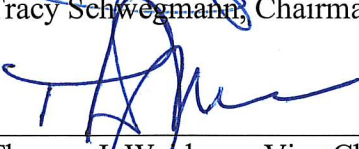
Ms. Schwegmann asked if anyone else present wished to comment on the case. No response.

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

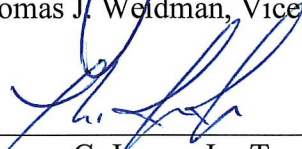
The public hearing for Cases 2023-12MA and 2023-13MA adjourned at 6:33 p.m.



Tracy Schwegmann, Chairman



Thomas J. Weldman, Vice Chairman



Thomas C. James, Jr., Trustee



Jonathan T. Deters, Fiscal Officer

Public Hearing Zoning Cases 2023-12MA & 2023-13MA 11/01/2023