

RECORD OF PROCEEDINGS

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

May 1, 2014

The public hearing for Zoning Case 2014-06MA was held at 6:00 p.m. Mr. Bickford presented the case: a request by Viking Partners, LLC for a Major Adjustment to a PUD to allow for the addition of 44 parking stalls along the existing access drive on the property located at 4704 E. Galbraith Road. Steve Miller of Viking Partners, LLC was present representing the applicant.

The Zoning Commission recommended approval of the request at their April 14, 2014 meeting.

The public hearing ended at 6:05 p.m.

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Cliff W. Bishop, President

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Dennis W. Connor, Vice President

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Thomas J. Weidman, Trustee

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Robert C. Porter III, Fiscal Officer

RECORD OF PROCEEDINGS

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

May 1, 2014

The public hearing for Zoning Case 2014-04MA was held at 6:15 p.m. Mr. Bickford presented the case: a request by Phillips Edison Co./Spyder Station LLC for a Major Adjustment to a PUD to allow for alterations to the plans for a previously approved office building on the property located at 5901 E. Galbraith Road. David Birdsall and Mark Wilhoite of Phillips Edison Co. were present representing the applicant.

The Zoning Commission recommended approval of the request at their April 14, 2014 meeting.

The public hearing ended at 6:23 p.m.

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Cliff W. Bishop, President

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Dennis W. Connor, Vice President

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Thomas J. Weidman, Trustee

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Robert C. Porter III, Fiscal Officer

RECORD OF PROCEEDINGS

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

May 1, 2014

The public hearing for Zoning Case 2014-05MA was held at 6:30 p.m. Mr. Bickford presented the case: a request by Scott Street Partners - II for a Major Adjustment to a PUD to allow for the demolition of two existing office buildings and the construction of one new four story office building on the property located at 8260 Northcreek Drive. Mike Kubicki, of Kubicki Real Estate, and Doug Smith, of McGill Smith Punshon, were present representing the applicant.

The Zoning Commission recommended approval of the request at their April 14, 2014 meeting.

The public hearing ended at 7:05 p.m.

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Cliff W. Bishop, President

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Dennis W. Connor, Vice President

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Thomas J. Weidman, Trustee

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Robert C. Porter III, Fiscal Officer

## RECORD OF PROCEEDINGS

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

May 1, 2014

The regular meeting was called to order at 7:05 p.m. by President Bishop.

The invocation from Good Shepherd Lutheran Church was read by Trustee Connor.

Pledge to the Flag.

Present for the meeting were President Bishop, Vice President Connor, Trustee Weidman, Fiscal Officer Porter, Law Director Miller, Planning/Zoning Director/Acting Administrator Bickford, Superintendent Kellums, and Parks /Recreation Director McKeown. Interim Fire Chief Penny and Lt. Ketteman from the Hamilton County Sheriff's Office were excused.

President Bishop talked about the National Day of Prayer that had taken place earlier in the day and thanked Pastor Cornett for his efforts in planning the event.

The minutes of the Board of Trustees meetings held April 15 and 17, 2014 were read. A motion was made by Mr. Weidman, seconded by Mr. Connor, to approve these minutes. Vote: All Aye.

Mr. McKeown reported that the Community Room is very busy with rentals and that baseball games were pretty much getting in on schedule.

Mr. Kellums updated the Trustees on the Kenwood Road Project stating that the concrete was replaced and wall replacement would begin next week. He also reported that the Montgomery/Hosbrook Road widening project had begun.

Mr. Miller reported that he had a resolution for tax increment financing matters on the Kenwood Collection project.

Mr. Bickford thanked the maintenance crew for their hard work on the Day of Prayer.

Mr. Bickford reported that OKI will be meeting later in the week about the grant applications that were submitted last month. In addition, ODOT is agreeable to allow the knee wall on the Montgomery Road sidewalk project.

Mr. Bickford presented the following purchase orders for approval:

|                            |                                     |              |
|----------------------------|-------------------------------------|--------------|
| US Bank                    | KW Towne Place After School Payment | \$251,646.50 |
| John Dsuban Spring Service | Quint 93 springs                    | \$6,113.93   |
| John Dsuban Spring Service | Engine 92 Springs                   | \$2,906.31   |

A motion was made by Mr. Weidman, seconded by Mr. Connor, to approve these requests.  
Vote: All Aye.

Mr. Bickford requested that the three zoning cases from tonight be taken up under new business.

The resolution “Authorizing and Directing a Transfer of Funds for Economic Development Purposes to Sycamore Township CIC, Inc., the Designated Community Improvement Corporation of Sycamore Township” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Vote: All Aye. Resolution No. 2014-46 approved this 1<sup>st</sup> day of May, 2014.

The resolution “Approving an Amendment by Letter Agreement Relating to Tax Increment Financing Matters for the Kenwood Place Tax Increment Financing Project” was read. A motion was made by Mr. Weidman, seconded by Mr. Connor, dispensing with the second reading and declaring an emergency. Vote: All Aye. Resolution No. 2014-47 approved this 1<sup>st</sup> day of May, 2014.

Mr. Weidman made a motion, seconded by Mr. Connor, to direct Law Director Miller to prepare a resolution approving Case 2014-06MA with the following conditions:

1. Landscaping is to be approved by staff

Vote: All Aye.

Mr. Weidman made a motion, seconded by Mr. Connor, to direct Law Director Miller to prepare a resolution approving Case 2014-04MA.

Vote: All Aye.

Mr. Weidman made a motion, seconded by Mr. Connor, to direct Law Director Miller to prepare a resolution approving Case 2014-05MA with the following conditions:

1. Zero foot candles of light spill at the property lines
2. A 30’ landscape buffer be created to the north
3. Landscaping is to be approved by staff

Vote: All Aye.

The Receipts and Disbursements of May 1, 2014 were available in the Fiscal Officer’s Office and are hereby made a part of these Minutes.

I hereby certify that the money for payment of these bills is in the fund provided and duly and properly appropriated.

Signed: \_\_\_\_\_  
Robert C. Porter III, Fiscal Officer

A motion was made by Mr. Connor, seconded by Mr. Weidman, to accept them.  
Vote: All Aye.

A motion was made by Mr. Connor, seconded by Mr. Bishop, to adjourn the meeting.  
Vote: All Aye. The meeting adjourned at 7:33 p.m.

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Cliff W. Bishop, President

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Dennis W. Connor, Vice President

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Thomas J. Weidman, Trustee

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Robert C. Porter III, Fiscal Officer  
Record of Proceedings 05/01/2014