

RECORD OF PROCEEDINGS

Minutes of the Public Hearings of the Trustees of Sycamore Township

Sycamore Township, Hamilton County, Ohio

Tuesday, December 17, 2024, 6:30 p.m.

The public hearing for **Zoning Case 2024-05P2** was called to order at 6:30 p.m. by Chairman Weidman in the meeting room of the Township Administration Building at 8540 Kenwood Rd.

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

Mr. Uckotter presented Case 2024-05P2 stating that the Zoning Commission voted 5:0 on recommendation [for approval] with conditions. He reviewed the history of the properties. 10777 Montgomery Road is the former LaRosa's [Pizzeria] and former Kings Dental built in 1983. 107793 Montgomery Road is the former Gold Star [chili parlor], now vacant, built in 1980. Applicant seeks to modify the property by adding parking, landscaping, and improving vehicular sight and circulation. Applicant intends a refresh of the second property, the restaurant building, including new materials, a one-hundred and nine (109) sq. ft. front foyer, restaurant addition, and a two-hundred and forty-four (244) sq. ft. outdoor dining patio. The ISR for the first (northern) property is 40.9; with the proposed additions including new parking the ISR would increase to 54.8. For the second (southern) property the ISR is ninety percent (90%) and would remain so. The total ISR for the site, if improved, would be 68.8. The parking count is sufficient for both; Property 1 has a net increase of zero (0) spaces and Property 2 has a net increase of three (3) spaces. Drawings of the proposed changes were projected and reviewed including parking spaces being removed where sidewalk and landscaping will be added on the southern edge. Regarding the masonry [dumpster] enclosure, due to site limitations, staff has no concerns related to the zero-foot (0') setbacks. Regarding aesthetics, high quality materials were proposed. Since the Zoning Commission meeting, the applicant voluntarily updated the elevation of Property 2 showing updated architectural features. The proposal is replacing the slanted roof now visible with a parapet, a ninety-degree (90°) angle wall. The brick will now be slim veneer style and the siding has changed to cement hardy board siding. Staff proposes a condition that all mechanical equipment on the south side rooftop be screened by raising the parapet wall. Staff proposes limiting wall signs to what is shown in E-Retail District, meaning the wall sign could only on the front elevation, not the side; thus, the condition of removal of the sign on the north elevation. Regarding monument signs and the vintage of Property 2, there is a sign four and a half feet (4.5') from the southern property line, staff sees no issue if there is no sight-distance issue; staff proposes a recommendation that any future replacement of the ground-mounted sign be allowable. The sign on Property 1 is in the right-of-way; staff does not recommend any condition that it could be replaced if it were ever knocked over.

Staff recommends approval of the PUD-2 with the following conditions.

1. An ingress/egress easement between the property shall be finalized and recorded prior to approval of the Zoning Compliance Plan.
2. The parapet wall on the southern elevation shall be sufficiently raised to conceal all mechanical equipment and shall match the material and treatment of the existing masonry. (Follow up will be required to get proper sizing of the wall.)

3. Both properties in the PUD-2 shall follow the E-Retail sign rules in the Zoning Resolution.
4. The location of the following accessory structures shall be accepted as part of this plan, unless a sight-distance issue is caused due to future road expansion (by ODOT):
 - a. The monument sign on Property 2, four and a half feet (4.5') from the southern property line;
 - b. Property 2 masonry dumpster enclosure zero feet (0') from the right (northern) and rear (western) property lines.
5. All landscaping shall be maintained in a healthy condition.
6. If the Property 1 site plan proposal is not constructed, the Property 1 landscaping shall be installed, reverting to the landscape plan from the Zoning Certificate 2020-006. (Landscaping was previously called for when the dental office went in during 2020/2021, but it was not installed.)
7. This PUD-2 shall prohibit all billboards and telecommunication towers from being sited on the subject property.

Mr. Uckotter responded to questions from the Board and discussion ensued. There is not a condition included for the sign on Property 1 because the sign is on an ODOT right-of-way. It was determined that a condition could be added to indicate if the sign at Property 1 is changed or altered it could not be in the right-of-way. It was confirmed the dumpster is in the masonry enclosure in the left corner.

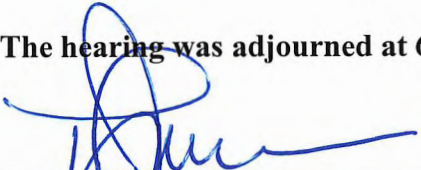
Mr. Weidman invited the applicant to speak.

Mr. Barbieri administered an oath to the applicant prior to his testimony.

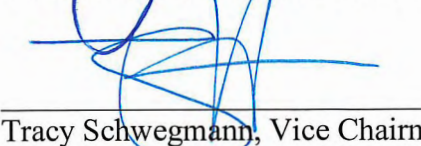
Mr. Garrett Spargur, of McCarty Associates LLC, 213 N. Hight St. Hillsboro, OH 45133 addressed the Board. Mr. Spargur stated the proposal is for parking lot extensions, a new dumpster, and landscaping. The building modifications on Property 2 are to an existing restaurant, currently vacant, with addition of a patio and updated architectural features. Parking lot adjustments will improve circulation. Applicant agrees with the conditions and will work to raise the parapet and ensuring compliance. A sample of the brick veneer to be used was displayed. He agreed with the suggested condition concerning the sign in the right-of-way. Responding to questions, he is not aware of there being a confirmed tenant, but his client has indicated there is a lot of interest with no tenant chosen yet. As the civil engineer, Mr. Spargur hesitated to confirm the siding is horizontal lap siding, but said it appears so.

Mr. Weidman noted there were no other members of the public present to comment on the case and closed the public hearing.


The hearing was adjourned at 6:44 p.m.



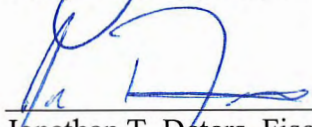
Thomas J. Weidman, Chairman



Tracy Schwegmann, Vice Chairman



Tracy Kellums, Trustee



Jonathan T. Deters, Fiscal Officer
Public Hearing Cases 2024-05P2 12/17/2024