

## RECORD OF PROCEEDINGS

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

Tuesday, May 7, 2024, 6:30 p.m.

The public hearing for Zoning Case 2024-01MA was called to order at 6:30 p.m. by Chairman Weidman.

Present for the hearing were Chairman Weidman, Vice Chairman Schwegmann, Trustee Kellums, Assistant Law Director Katherine Barbieri, Administrator Bickford, Planning & Zoning Assistant Jonathan Ragan, and Planning & Zoning Inspector Kevin Clark.

Mr. Ragan presented Case 2024-01MA, a request for a major adjustment to an existing PUD, Case 2003-17Z, for the property located at 5050 E. Galbraith Road, Building B. He noted the request is to install a 25.66-square-foot fourth wall sign on the building for tenant Concierge Medicine. Mr. Ragan stated that the original plan did not include four tenant spaces.

Mr. Ragan displayed a PowerPoint showing the current conditions on the property and described the size and number of the existing signs on the building elevation. He stated the Zoning Commission recommended approval of the Major Adjustment to the PUD to allow a fourth wall sign for Suite B with a maximum of 26 square feet with the following conditions:

1. Unless amended in this case, the conditions from Cases 2003 – 17Z and 2019-15MA shall remain in full force and effect.
2. A comprehensive wall sign plan shall be approved to provide max sizes and placement areas (denoted by rectangles) for the wall signs of Suites A, A2, B, and C (known as the Wall Sign Plan of 2024).
3. The Wall Sign Plan of 2024 shall include the following conditions:
  - a. The Plan would only apply to building B.
  - b. Each tenant may only have one wall sign.
  - c. All signs use the boxing method (base x height) to determine wall sign square footage.
  - d. The maximum size dimensions apply to the replacement of a wall sign or a new wall sign.

The Board asked questions of Mr. Ragan.

Mr. Weidman invited the applicant to speak.

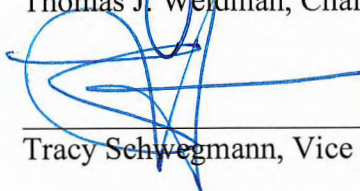
Mr. Jeff Baumgarth, of Myers Y. Cooper, the developer of 9301 Montgomery Road, addressed the Board. Mr. Baumgarth clarified that the current signage does not meet the maximum of 77 square feet and listed the current signs and their area. He said the building was originally designed to have three tenant spaces but has had four tenants since it was a year old. He said the last tenant in the space in question did not need wall signage, noted the signage design is tasteful, and there is no further opportunity to subdivide the building.

Mr. Baumgarth stated the tenant was present if the Board had any questions.

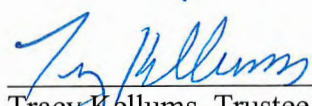
The hearing was adjourned at 6:40 p.m.



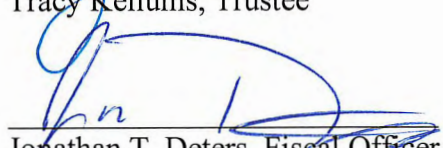
Thomas J. Weidman, Chairman



Tracy Schwegmann, Vice Chairman



Tracy Kellums, Trustee



Jonathan T. Deters, Fiscal Officer

Public Hearing Case 2024-01MA 05/07/2024