

## RECORD OF PROCEEDINGS

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

Tuesday, July 9, 2024, 6:00 p.m.

The public hearing for Zoning Case 2024-02MA was called to order at 6:00 p.m. by Chairman Weidman.

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

Mr. Uckotter presented Case 2024-02MA, a request for a major adjustment to an existing Planned Office PUD for the property located at 8810 Montgomery Road. He stated the property is zoned "OO" Planned Office and reviewed the property's zoning case history.

Mr. Uckotter displayed a PowerPoint showing the current conditions on the property. He said the proposed building is 3,763 net square feet, with the second floor to be the Redknot corporate office. He went on to describe the design of the proposed building, noting the proposal does not exceed a midpoint roof height of 35 feet. He noted the proposal is consistent with the Land Use Plan.

Mr. Uckotter said the parking is sufficient but noted a suggested condition to ensure not more than one floor of the building is used for medical office due to parking requirements for that use. He noted concerns expressed by a resident at the Zoning Commission meeting regarding water runoff. He said once the property is developed, water will be diverted to an existing underground detention basin. Mr. Uckotter stated the Zoning Commission recommended a condition requiring a small detention swale on the edge of the property to mitigate that. Mr. Uckotter also discussed building materials, landscaping, and signage. He said a masonry dumpster enclosure is not shown and recommended a placeholder location be shown on the plan in the event a dumpster is needed in the future.

Mr. Uckotter reported the Zoning Commission recommended approval of the Major Adjustment to the PUD with conditions by a 4-0 vote. He displayed the Zoning Commission's conditions with staff comments and recommended additions and deletions:

1. If approved, this case supersedes case 2023-01MA.
2. Related to the use of the office building, not more than one floor shall be used for medical office use. If a second medical office tenant is sought in the future, a major adjustment case will be required. A Medical office use shall be considered as the following: A building or portion thereof where human patients are accepted for examination and treatment by members of the medical, optical, mental health/talk therapy, dental/oral, other healing arts profession, or the like in group or individual practice but who are not lodged overnight.
3. Along the entire length of the subject property (less the ingress/egress curb cut), a curb shall be installed along Montgomery Road in or near ROW, consistent with ODOT specifications; the existing abandoned asphalt apron shall be removed.

4. A photometric plan showing light levels of at most .5 footcandles at the property lines and examples of downward-facing light fixtures will be recommended. If permissible by building code, a motion sensor shall be used for any lighting in the rear of the building. Any garage lighting must be on a motion sensor.
5. The building materials shall NOT include EIFS and include brick forged to be white, not painted white. All other building materials shall be included as shown in this case.
6. All landscaping shall be maintained in healthy condition.
7. The monument sign location shall be added to the site plan, 10 feet from all property lines and ROW, and be subject to O-Office sign regulations.
8. Tenant wall signs shall be subject to the O-Office sign regulations. In the event that one tenant occupies the entire building, only one wall sign is permitted.
9. The project shall conform to the regulations of the Hamilton County Soil/Water Conservation District; Hamilton County Soil/Water Conservation District comments shall be included in the approved Zoning Compliance Plan. The applicant shall provide a drainage swale to mitigate the amount of run-off water to adjoining properties.
10. As the ingress and egress are shared with 8812 Montgomery Road, an executed copy of the ingress and egress easement shall be included in the approved Zoning Compliance Plan.
11. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
12. The validity period to apply for a zoning certificate shall be two years.

The Board asked questions of Mr. Uckotter.

Mr. Weidman invited the applicant to speak.

Mr. Barbieri asked all those providing testimony to stand to be sworn in.

Mr. Mark Pottebaum, of Redknot Homes, 2841 Woodburn Avenue, Cincinnati, OH 45206, addressed the Board. Mr. Pottebaum discussed the proposed project, stating that the intent is to build an office representative of the homes the company builds. He said they may use the first floor for Redknot's interior design business. He stated they designed the building so as not to impose on the residential area behind it and addressed the water runoff concerns.

Mr. John Misali, of 8829 Lyncris Drive, addressed the Board. Mr. Misali expressed concerns about the size of the building, water runoff and the possibility of a dumpster. He requested the Board prohibit dumpsters on the property.

The hearing for Case 2024-02MA was closed at 6:23 p.m. Mr. Weidman then invited Mr. Uckotter to begin his presentation for Case 2024-03P2.

Mr. Uckotter presented Case 2024-03P2, a request for a PUD2 for the property located at 7660 School Road which is zoned F- Light Industrial. Mr. Uckotter displayed a PowerPoint showing the current conditions on the property, saying the applicant proposes the construction of five contractor bay storage facilities at the rear of the property. He noted the proposal includes Lot 2, which is the proposed panhandle lot where the contractor bay storage areas are proposed, and Lot 1, which is the existing building, with current tenant BidFTA.

Mr. Uckotter stated a condition was recommended to prohibit autobody uses and went on to review the details of the proposal, including parking, the photometric plan, building materials,

landscaping, and signage. He discussed the need for directional signage so traffic for the Lot 1 business does not go back to Lot 2. He discussed the relocation of an existing dumpster on Lot 1 and recommended a condition that it be screened by a masonry dumpster enclosure. Mr. Uckotter also recommended landscaping improvements to Lot 1 and an island in an area where there is currently gravel.

Ms. Schwegmann asked if the property is going through a formal lot split with the County. Mr. Uckotter answered yes. Ms. Schwegmann asked if an easement agreement would then be necessary. Mr. Uckotter answered that it is included in the recommended conditions.

Mr. Uckotter reported the Zoning Commission recommended approval of the PUD2 with conditions by a 4-0 vote. He displayed the Zoning Commission's conditions with staff comments and recommended additions and deletions:

1. Lots 1 and 2 shall be split and recorded with the Hamilton County Tax Map Office before approval of the Zoning Compliance Plan.
2. Related to Lot 2 (the back panhandle lot), there shall be a prohibition of outdoor storage and all auto mechanic and autobody repair uses.
3. The pavement limit that runs along the panhandle to Lot 2 shall be made clearer in relation to the site plan. (staff comment – resolved)
4. All landscaping shall be maintained in healthy condition. Prior to approval of the Zoning Compliance Plan, the landscape plan shall be amended to show:
  - a. The five crab-apple trees along School Road on lot one shall be replaced with a suitable street tree, listed at 2" caliper (B&B).
  - b. The amendment of the landscape key to show: (staff comment – resolved)
    - i. The Bald Cypress shall be listed to show a 2" caliper (B&B)
    - ii. The Skyline Honey Locust shall list 12 in total and as a 2" caliper (B&B) at planting.
5. Monument sign: The monument sign, proposed on Lot 1, shall serve Lots 1 and 2 and be memorialized by an executed perpetual easement prior to approval of the Zoning Compliance Plan. The monument sign shall not exceed 8 feet in height and 64 square feet in sign face. It shall be sited at least 10 feet from the School Road ROW and 0 feet from the left side yard setback.
6. Lot 2 Wall Signage: Each tenant may have a 3'x3 wall sign mounted two feet above the tenant's man door. A tenant may only have one wall sign per tenant space.
7. To aid in ensuring that traffic generated from Lot 1 is directed to the appropriate parking lot in the rear of Lot 1 and not erroneously to the parking area of Lot 2, at least one ground-mounted directional sign shall be required for efficient direction of traffic.
8. Related to lot 1, the site plan shall be corrected to show the correct parking schematic and parking count in the rear parking lot of lot 1. (staff comment – resolved)
9. Related to lot 1, the dumpster located in the front of the building shall be moved to a different location out of view of School Road, and a masonry enclosure shall be built around it to enclose the dumpster, as required by Section 10-5 of the Zoning Resolution.
10. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
11. The project shall conform to the regulations of the Hamilton County Soil/Water Conservation District; Hamilton County Soil/Water Conservation District/ Storm Water Department comments shall be included in the approved Zoning Compliance Plan.
12. Comments from the Water Works relating to utility capacity are required; these comments shall be included in the approved Zoning Compliance Plan.

13. Comments from the Hamilton County Planning + Development Department affirming the legality of the panhandle are required; these comments shall be included in the Approved Zoning Compliance Plan.

14. The executed perpetual ingress/ egress easement agreement between the property owners of 7650 and 7660 School Road shall be included in the approved Zoning Compliance Plan.

15. All fire department comments shall be installed into the site plan via a note or, in the case of the fire hydrant location, directly into the plan prior to approval of the Zoning Compliance Plan.

16. The gravel strip on the northwest side of Lot 1, near the access drive, shall be made into a concrete curbed island.

The Board asked questions of Mr. Uckotter.

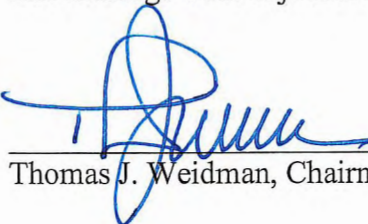
Mr. Kellums stated there should be a condition to require a drainage easement also.


Mr. Weidman invited the applicant to speak.


Mr. Greg Hengehold, the property owner of 3600 Layhigh Road, Hamilton, OH 45013, addressed the Board. Mr. Hengehold discussed the business model for the contractor storage bays, stating that he and his partners have had success with similar concepts in Crosby Township and other locations.

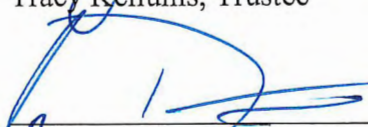
Ms. Krissy Nicholson, of 1678 Rockhurst Lane, Cincinnati, OH 45255, representing the tenant on Lot 1, BidFTA, addressed the Board. She expressed concerns about the requirement of the masonry dumpster enclosure and Mr. Uckotter's comments about the traffic island, saying she would prefer the gravel area to be asphalt.

The hearings were adjourned at 6:48 p.m.

  
Thomas J. Weidman, Chairman

  
Tracy Schwegmann, Vice Chairman

  
Tracy Kellums, Trustee

  
Jonathan T. Deters, Fiscal Officer  
Public Hearing Cases 2024-02MA & 2024-03IP2 07/09/2024