

RECORD OF PROCEEDINGS

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

Tuesday, March 18, 2025, 5:15 p.m.

The public hearing for **Zoning Case 2025-01P2** was called to order at 5:15 p.m. by Chairperson Schwegmann in the meeting room of the Administration Building at 8540 Kenwood Rd.

Present for the hearing were Chairperson Schwegmann, Vice Chair Weidman, Trustee Kellums, and Planning & Zoning Administrator Uckotter. (Law Director Barbieri arrived at 5:35 p.m.*)

Mr. Uckotter presented Case 2025-01P2, a proposed PUDII for 4401, 4403, 4405/4407, 4453 and 4457 Sycamore Rd. and an adjacent, unaddressed parcel, by applicant Glenn Czarnecki, the tenant at 4407 and owner of the business "Wheel Doctor". Mr. Uckotter explained the PUDII will solve issues for the properties which have common ownership and current zoning violations on each. The ISR (impervious surface ratio) is 99%. There is a 2,400 sq. ft. accessory structure installed between December 12, 2019 and April 3, 2020 at 4453 Sycamore Rd. without a zoning certificate and in violation of numerous zoning regulations including setbacks. Another violation is storage of materials and accessory structures that are not on the same parcel as the primary structure/use. The Zoning Commission recommended approval by a vote of 4:0 of the proposal with a condition that the accessory structure housing a catamaran under repair and the catamaran be removed by no later than April 30, 2027 and consolidation of parcels bringing all operations of the business onto one parcel. The Zoning Commission also recommended that the remainder of parcel 4453, 4457 and the unaddressed parcel be consolidated into one parcel. Currently a parcel line goes through the current building and there are storage areas around it. One of the applicant's proposals is for a masonry dumpster enclosure behind the building, a few feet from the property line. The proposal also includes the addition of both six-foot and eight-foot privacy fences. Another element of the plan is to clean up the junk behind 4401 and the inoperable vehicles behind the fence line. There was a brief discussion of a fence being left in place as storage is allowable in the industrial area, though proposed conditions will state no dump sites or junk yards on these parcels. The proposed conditions were reviewed [see Resolution 2025-027, Exhibit A]. Mr. Uckotter responded to questions from the Board about dumpster use.

The applicant, Glenn Czarnecki, tenant at 4405/4407 Sycamore Rd., owner of the Wheel Doctor, addressed the Board. He stated they have been at this location for approximately fifteen years. He acknowledged the tent was put up over the boat without permission and, realizing that was a mistake, he wants to rectify this. He is happy leasing the space from the owners (the Plases) and will do what is necessary as deemed by the Zoning Commission and Trustees to get the project "through to the end." He stated they have a survey, legal description, parcel split and combine drawn up and ready to adopt that piece of property with the boat on it. They also have surveys for the rest of the properties and will have legal descriptions written for those so the other parcels can be consolidated. He added he has encouraged the people with the body shop next door to get their area cleaned up; they have already started to move a couple of cars out.


**Mr. Barbieri, Law Director, arrived at 5:35 p.m.*

There was a question about the necessity of keeping the tent through April of 2027. Mr. Czarnecki responded it was flipped in a hurricane in the Bahamas in 2017 severely damaging the roof. There is currently no glass, and a new roof is being built. When it was covered with a tarp in the winter of 2019 it blew off about twenty times, so he bought the tent. It was noted the boat has been in place for about five years now. Mr. Czarnecki responded he has thousands of


hours invested in the project and added he is on the precipice of purchasing a property the boat can be moved to. The tent will have to be deconstructed to move the boat.

Responding to a question about the owner's position on the consolidation of the parcels and the recommended conditions, Ms. Jan Lewis of 119 Falls Wood Ct. in Loveland, confirmed they are fine with the proposals, willing to replace the fence, willing to install the dumpster enclosure, and their goal is to be able to lease the building. She stated they have corrected the zoning violations with only the dumpster enclosure issue outstanding while waiting on results of this hearing. She explained, Paul Plas (her brother) owns 4401, and together they jointly own 4403, 4405, 4407 and 4453. Asked if Mr. Plas was in agreement, Ms. Lewis stated he is. Mr. Czarnecki reiterated he has been in touch with owners of the body shop as they have had neighboring businesses for fifteen years and are in regular contact. Mr. Uckotter stated 4401 is not changing but he has spoken to Mr. Plas and confirmed everyone is on the same page. The Board discussed the application and recommendations. Mr. Uckotter stated a condition can be added addressing further concerns about fencing.

Upon hearing there were no further questions or discussion from the Board, and there being no one else present wishing to speak on the matter, Chair Schwegmann announced the close of the public hearing at 5:49 p.m. Mr. Kellums made a **motion to adjourn** the public hearing, second to the motion was given by Mr. Weidman. The motion carried by voice vote; the **public hearing adjourned at 5:49 p.m.**



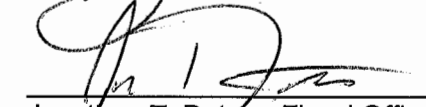
Tracy Schwegmann, Chair



Thomas J. Weidman, Vice Chair



Tracy Kellums, Trustee



Jonathan T. Deters, Fiscal Officer
Public Hearing Cases 2025-01P2 3/19/2025