

RECORD OF PROCEEDINGS

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

Tuesday, November 18, 2025, 5:40 p.m.

The public hearing for Zoning Case ZC-2025-2 was called to order at 5:40 p.m. by Chairman Schwegmann.

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

Mr. Uckotter presented Case ZC-2025-2, a request for a PUDII for the Nelson Stark property located at 7555 and 7451 Fields Ertel Road. He noted that approval of the proposed PUDII was recommended unanimously by the Zoning Commission. Mr. Uckotter described the requested new elements on the property, including a 4,000 sf metal building addition, a 5,000 sf new metal building on an existing concrete pad, and a new 64 sf monument sign to display the tenants on the 7555 Fields Ertel Road parcel. He also noted that the PUD-2 plans show that all dumpsters around the parking lot areas on the north end of the properties would be enclosed by new masonry screening.

Mr. Uckotter stated that the applicant also proposes some variances to correspond to the proposed site plan. The variances had to do with the timeline to complete construction, setbacks, signage, accessory structures, and screening of outdoor storage. He reviewed each variance request in detail.

Mr. Uckotter stated staff recommends approval of the proposed PUDII with the following conditions:

Staff recommends approval with the following conditions as recommended by the Zoning Commission:

1. From the date of final approval, there shall be a five-year validity period for this PUD.
2. The proposed monument sign located near the threshold of the east panhandle of the 7555 Fields Ertel Rd parcel shall be granted a variance to allow the monument sign to be sited 2.5 feet from the ROW line, so long as it does not violate any sight distance angles. This sign shall not exceed 64sf and six feet tall. If the ROW moves due to a change in pavement infrastructure, such as a traffic configuration modification, this variance would still apply to the resulting ROW, provided it does not violate sight distance angles.
3. The Stone Statements monument sign at the 7451 Fields Ertel Rd shall be granted a variance to allow the sign to be sited three feet from the ROW line – so long as it does not violate any sight distance angles.
4. The Stone Statements' outdoor living structures, sited in the front yard, shall remain. In the event that a business that sells outdoor living structures vacates this site, the pergola, chimney, and bar area shall be removed.
5. The Nelson Stark Monument sign located on the 7451 Fields Ertel Road parcel may remain, but shall not be enlarged; a zoning certificate is required for this sign.
6. Businesses sited at either 7451 or 7555 Fields Ertel Road shall only have one wall sign. For the accessory structures on the 7555 parcel, businesses housed in these accessory structures

shall only have one wall sign that does not exceed 16 square feet. Further, the accumulated wall signs noted in sheet C-400 shall remain in place unless a tenant change takes place for a given building (informational signs, such as BLDG C, shall remain as they are informational or directional signs). For the primary buildings of both subject parcels, "F" – sign rules would apply in the event of a new tenant.

7. Screening shall be added to the perimeter fencing that can be seen from the view plane of Edington Drive. This screening shall not be tarpaulin material affixed to the perimeter fence.

8. All screening trees on the site and proposed shall remain in healthy condition and be replaced if unhealthy or not alive.

9. There shall be no unscreened storage behind the building of 7451 Fields Ertel Rd.

10. No billboards or new telecommunications towers shall be erected on the site. This condition does not prohibit maintenance of the existing telecommunications tower at the 7555 parcel.

11. Any dumpsters located on the 7451 Fields Ertel Road Parcel shall be enclosed, consistent with the Sycamore Zoning Code.

Mr. Kellums asked what the applicant's reason was for requesting a five-year validity period and asked about work done previously on the site without permits.

Mr. Uckotter answered the hope is to have everything done before five years, but the applicant wanted to have some leeway. He said the property owner knows mistakes were made as far as permitting and hopes to have this PUDII as a reset.

Mr. Will Strunk, of 7555 Fields Ertel Road, addressed the Board on behalf of the property owner. He said the owner agrees with the staff recommendations for the approval. He noted there was some ignorance about zoning regulations in the past, but they now have new property management that has worked over the last few years to bring the property into compliance as much as possible.

There was some discussion about deteriorating pavement on the site.

Ms. Schwegmann asked if anyone else wished to comment on the case. No response.

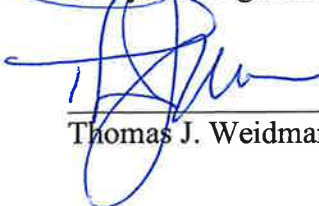
Ms. Schwegmann entertained a motion to adjourn the Public Hearing for Case ZC-2025-2.

Mr. Weidman made a motion to adjourn. Mr. Kellums seconded. Vote: All Aye.

The public hearing closed at 6:02 p.m.



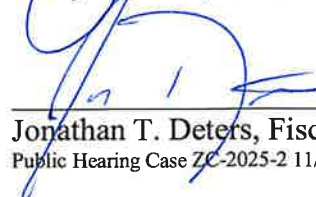
Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice Chairman



Tracy Kellums, Trustee



Jonathan T. Deters, Fiscal Officer
Public Hearing Case ZC-2025-2 11/18/2025