

Sycamore Township Board of Zoning Appeals

January 22, 2008

Minutes

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6 Meeting convened at 7:00 PM by Mr. Kronenberger.

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8 Mr. Scheve called the roll; members present, Mr. Donnelly, Mr. Scheve, Mr. Kronenberger,  
9 Mr. Leugers, and Mrs. McDaniel.

10  
11 Staff in attendance: Mr. Greg Bickford and Ms. Becky Stratton.

12  
13 Mr. Kronenberger led the Pledge of Allegiance.

14  
15 Mr. Kronenberger swore-in those providing testimony before the board this evening.

16  
17 Mr. Kronenberger stated the first order of business was to approve the December 2008  
18 meeting minutes.

19  
20 Mr. Kronenberger asked for any corrections.

21  
22 Mr. Scheve noted his corrections.

23  
24 Mr. Kronenberger entertained a motion to approve the December 2008 meeting minutes with  
25 corrections.

26  
27 Mr. Scheve moved to approve the December 2008 meeting minutes with corrections.

28  
29 Mrs. McDaniel seconded.

30  
31 All voted yes.

32  
33 Old Business:

34 B2007-13V

35 John Grier Architect (Agent) for Community Lighthouse Church

36 4305 Sycamore Road

37 Conditional Use

38  
39 Mr. Bickford presented the case in a power point presentation.

40  
41 Mr. Kronenberger asked if the applicant would like to add anything further?

42  
43 Mr. John Grier – Architect for the project – 11309 Deerfield Road, Cincinnati, OH 45242  
44 presented the case again in his point of view.

45  
46 Mr. Kronenberger asked if there was anyone from the public this evening that would like to  
47 comment on the proposal?

48  
49 No response.

50  
51 Mr. Kronenberger closed the floor from comments and questions from the public  
52  
53 The board discussed the issues brought before them.  
54  
55 Mr. Kronenberger entertained a motion.  
56  
57 Mr. Donnelly moved to approve Case#: B2007-13C with the following conditions:  
58  
59 1. the landscaping be approved by staff prior to the issuance of a zoning certificate  
60 2. landscaping that is adjacent to the residential properties must be 100% opacity within  
61 (3) three years  
62 3. lighting for the property must not exceed fifteen feet (15') in height and have zero (0)  
63 foot candles at the property lines. All lights must also be shielded from residential view  
64 and turned off when not in use.  
65 4. the lighting of the steeple must also be shielded from residential view and must be  
66 turned off by 10:00 PM  
67 5. all paving and landscaping must be complete prior to occupancy  
68 6. six foot (6') wood privacy fence must be extended to the southeast corner of the  
69 property line and up to Sycamore Road within setback requirements  
70  
71 Mr. Leugers seconded.  
72  
73 Mr. Scheve called the roll.  
74  
75 Mrs. McDaniel – AYE  
76 Mr. Leugers – AYE  
77 Mr. Kronenberger – AYE  
78 Mr. Scheve – AYE  
79 Mr. Donnelly – AYE  
80  
81 Mr. Kronenberger thanked the applicant for coming back and taking the time to adjust the  
82 plans to reflect the board's comments.  
83  
84 Old Business:  
85 Jerrold & Linda Adams  
86 12004 Eaglescout Court  
87 Variance – Section 10-3.3  
88  
89 Mr. Bickford presented the resolution approving a variance located at 12004 Ealescout Court.  
90  
91 Mr. Kronenberger asked for any further comments.  
92  
93 No response.  
94  
95 Mr. Scheve called the roll.  
96  
97 Mr. Donnelly – NEA  
98 Mr. Scheve – AYE

99 Mr. Kronenberger – AYE  
100 Mr. Leugers – AYE  
101 Mrs. McDaniel – AYE  
102  
103 Old Business:  
104 B2007-16V  
105 Civil & Environmental Consultants, Inc (Agent) for  
106 General Growth Properties (Property Owners)  
107 7875 Montgomery Road  
108 Variance – Table 5-5  
109  
110 Mr. Bickford presented the resolution approving a variance located at 7875 Montgomery Road.  
111  
112 Mr. Kronenberger asked for any further comments.  
113  
114 No response.  
115  
116 Mr. Scheve called the roll.  
117  
118 Mr. Donnelly – AYE  
119 Mr. Scheve – ABSTAIN  
120 Mr. Kronenberger – AYE  
121 Mr. Leugers – AYE  
122 Mrs. McDaniel – AYE  
123  
124 New Business:  
125 B2007-17V  
126 Hi-Five Development (Agent) for Brian Zilch (Property Owner)  
127 8598 Concord Hills Circle  
128 Variance – Table 3-2  
129  
130 Mr. Bickford presented the case in a power point presentation.  
131  
132 Mr. Kronenberger asked if the applicant would like to add anything further?  
133  
134 Mr. Brian Zilch –8598 Concord Hills Circle, Cincinnati, OH 45243 presented the case again in  
135 his point of view.  
136  
137 Mr. Kronenberger asked if there was anyone from the public this evening that would like to  
138 comment on the proposal?  
139  
140 No response.  
141  
142 Mr. Kronenberger closed the floor from comments and questions from the public.  
143  
144 The board discussed the issues brought before them.  
145  
146 Mrs. Zilch – 8598 Concord Hills Circle, Cincinnati, OH 45243 arrived late and added her  
147 comments about the removal of the shed.  
148

149 Mr. Kronenberger entertained a motion.  
150  
151 Mr. Donnelly moved to approve Case#: B2007-17V with the following conditions:  
152  
153 1. the existing shed must be removed  
154  
155 Mr. Leugers seconded.  
156  
157 Mr. Scheve called the roll.  
158  
159 Mrs. McDaniel – NEA  
160 Mr. Leugers – AYE  
161 Mr. Kronenberger – AYE  
162 Mr. Scheve – NEA  
163 Mr. Donnelly – AYE  
164  
165 Mr. Kronenberger thanked the applicant for coming in this evening.  
166  
167 Mr. Kronenberger noted the date of the next meeting – \*Tuesday, February 19, 2008 .  
168  
169 Communications and Miscellaneous Business:  
170 Mr. Bickford noted to the board since this was the first meeting of the New Year, it was  
171 necessary to appoint a new Chairman, Co-Chairman and Secretary.  
172  
173 Mr. Scheve entertained a motion to consider Mr. Kronenberger as Chairman.  
174  
175 Mrs. McDaniel seconded.  
176  
177 All voted yes.  
178  
179 Mr. Scheve entertained a motion to consider Mrs. McDaniel as Secretary.  
180  
181 Mr. Donnelly seconded.  
182  
183 All voted yes.  
184  
185 Mr. Kronenberger entertained a motion to consider Mr. Leugers as Co-Chairman.  
186  
187 Mr. Scheve seconded.  
188  
189 Mr. Kronenberger entertained a motion to adjourn.  
190  
191 Mrs. McDaniel moved to adjourn.  
192  
193  
194 Mr. Leugers seconded.  
195  
196 All voted yes.  
197

198 Meeting adjourned at 8:30 PM.

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201 Greg Bickford

202 Planning/Zoning Administrator