

May 19, 2008

Mr. Tom Kronenberger – Chairman
Mr. Ted Leugers – Co-Chairman
Mrs. Marlene McDaniel – Secretary
Mr. Jim Donnelly – Member
Mr. Tom Scheve – Member

Item 1. – Meeting called to Order

Chairman Kronenberger called the regular meeting of the Board of Zoning Appeals to order at 7:00 PM on Monday, May 19, 2008.

Item 2. – Roll Call of the Board

Mrs. McDaniel called the roll.

Members Present: Mr. Donnelly, Mr. Scheve, Mr. Kronenberger, Mr. Leugers and Mrs. McDaniel were present.

Also Present: Greg Bickford and Becky Stratton

Item 3. – Opening Ceremony

Mr. Kronenberger led the Pledge of Allegiance

Item 4. – Swearing In

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

Item 5. – Approval of Minutes

Mr. Kronenberger stated the first order of business was to approve the April 2008 meeting minutes.

Mr. Kronenberger asked for any corrections.

Mr. Donnelly questioned the way Condition#4 was written for Case#: B2008-02V.

Mr. Kronenberger noted that the resolution has already been written and signed by the board so the changes could not be made, but Mr. Donnelly's comments would be noted in the meeting minutes.

Mr. Kronenberger entertained a motion to approve the April 2008 meeting minutes.

Mr. Scheve moved to approve the April 2008 meeting minutes.

Mr. Leugers seconded.

All voted yes.

Item 6. – Old Business

B2008-03V
Childress & Cunningham, Inc.
12020 Southwick Lane
Variance – Section 13-10.1

Mr. Bickford presented the resolution denying a variance located at 12020 Southwick Lane.

Mr. Kronenberger asked for any further comments.

No discussion.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE

Mr. Scheve – AYE

Mr. Kronenberger – AYE

Mr. Leugers – AYE

Mrs. McDaniel – AYE

Item 7. – New Business

B2008-04C

Yavneh Day School

8401 Montgomery Road

Conditional Use

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

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

Mr. Johnathan Woulker w/McBride, Dale Clarion – 5725 Dragon Way, Suite#220, Cincinnati, OH 45227 and Mr. Steve Miller w/Yavneh Day School – 8401 Montgomery Road, Cincinnati, OH 45236 presented additional information concerning the case.

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

Mr. Tom Brockman (President of the Sturbridge HOA) – 8685 Sturbridge Drive, Cincinnati, OH 45236 noted the comments of the concerned residents in the Sturbridge subdivision and noted to the board the signed agreement between Yavneh Day School and their HOA.

Mr. Ray Pruitt – No address given noted his support for the overall project.

Mr. Steve Ginn – 6450 Stoneham Place, Cincinnati OH 45236 noted the comments of the concerned residents in the Sturbridge subdivision and noted to the board the signed agreement between Yavneh Day School and their HOA.

Mr. Kronenberger closed the floor from comments and questions from the public.

The board discussed the issues brought before them.

Mr. Kronenberger entertained a motion.

Mr. Kronenberger moved to approve Case#: B2008-04C as submitted with the following conditions:

1. Unless otherwise noted below, any area of landscaping or buffering required as a part of the B1999-02 Conditional Use approval be installed or maintained if not already existing. In addition, a new landscaping plan showing existing and proposed vegetation (as outlined below) is to be approved by staff prior to the issuance of any Zoning Certificate
2. The applicant will replant the streetscape and boundary buffer area along Sturbridge Drive as necessary to shield the view of the upper parking lot from any single family home. The preferred landscaping material shall be evergreen trees that are at least six feet in height at planting. Said landscaping is to be approved by Township staff prior to the issuance of any zoning certificate as noted in Condition #1
3. A ground sign not exceeding 5 feet in overall height and 24 square feet in area is permitted at the Montgomery Road entrance. Said sign must contain a stone base and be ground mounted per Section 13 of the Sycamore Township Zoning Resolution. In addition, illumination is permitted per Section 13. One building sign not to exceed 10 sq ft is permitted at the entrance to the new facility. No other building signs are permitted
4. The primary point of access to the new remodeled facility is to be through the Montgomery Road access. Any directional signage must note this
5. The use of the remodeled facility is only to be used by the Jewish Family Services Organization and Big Brothers and Big Sisters in conjunction with Yavneh Day School / Rockwern Academy. Any other use that is not affiliate with the school is not permitted
6. Any new mechanical equipment must be completely screened from the view from any residential use property or any public right-of-way
7. The signed agreement signed by both the Sturbridge HOA and Yavneh Day School/Rockwern Academy be entered as part of the record.

Mr. Leugers seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Kronenberger – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

Mr. Kronenberger thanked the applicant for coming in this evening.

Item 7. – New Business

B2008-05C
Archbishop Moeller High School
9001 Montgomery Road
Conditional Use

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

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

Mr. Bruce Buckley (President of the Athletic Council for Moeller) – 8831 Roundhill Road, Cincinnati, OH 45236 presented additional information concerning the case.

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

Mr. Ken Koehler – 8937 Appleknoll Lane, Cincinnati, OH 45236 noted his concerns and opposition to the proposal.

Mrs. Christine Willis – 7345 Timberknoll Drive, Cincinnati, OH 45242 noted her concerns and overall opposition to the proposal.

Mrs. Mary Koehler - 8937 Appleknoll Lane, Cincinnati, OH 45236 noted her concerns and opposition to the proposal.

Mr. Joe Surrey – 7360 Timberknoll Drive, Cincinnati, OH 45242 noted his concerns and opposition to the proposal.

Ms. Mindy Brabender – 7396 Timberknoll Drive, Cincinnati, OH 45242 45236 noted her concerns and opposition to the proposal.

Mrs. Jane Mueller – 7725 Highgate Place, Cincinnati, OH 45236 noted her concerns and opposition to the proposal.

Ms. Patricia Welling – 8931 Appleknoll Lane, Cincinnati, OH 45236 noted her concerns and opposition to the proposal.

Ms. Sarah Gallart – 9007 Shadetree Drive, Cincinnati, OH 45242 noted her concerns and opposition to the proposal.

Mr. Mark Berger – 7733 Kennedy lane, Cincinnati, OH 45242 noted his concerns and opposition to the proposal.

Mr. Kronenberger closed the floor from comments and questions from the public.

The board discussed the issues brought before them.

Mr. Kronenberger entertained a motion.

Mr. Scheve moved to approve Case#: B2008-05C as submitted with the following conditions:

1. The concession stand may only be opened during sanctioned athletic events where the athletic complex is being used.
2. Trash and debris must be cleaned up and emptied by the end of any event.
3. No outdoor advertising signs shall be permitted.

Mrs. McDaniel seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Kronenberger – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

Mr. Kronenberger thanked the applicant for coming in this evening.

Item 7. – New Business

B2008-06V
Kenwood Road Developers, LLC.
8725-8733 Kenwood Road
Variance – Section 13-9.1

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

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

Ms. Jen Foulke w/Kenwood Road Developers, LLC. –4565 East Galbraith Road, Cincinnati, OH 45236 presented additional information concerning the case.

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

No one present.

Mr. Kronenberger closed the floor from comments and questions from the public.

The board discussed the issues brought before them.

Mr. Kronenberger entertained a motion.

Mr. Scheve moved to approve Case#: B2008-06V as submitted with the following conditions:

1. Sign shall be permitted to remain subject to a review in one (1) year from the date of the signed resolution.

Mrs. McDaniel Seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Kronenberger – AYE
Mr. Leugers – AYE
Mrs. McDaniel – AYE

Mr. Kronenberger thanked the applicant for coming in this evening.

Item 8. – Date of Next Meeting

Mr. Kronenberger noted the date of the next meeting – Monday, June 16, 2008.

