January 14, 2008

Mr. Roger Friedman – Chairman
Mr. Barrick – Co-Chairman
Mr. Jerry Thamann – Secretary
Mrs. Ann Flanagan – Member
Mr. Bill Mees – Member
Mr. John Cordell - Alternate

Item 1. – Meeting called to Order
Chairman Friedman called the regular meeting of the Zoning Commission to order at 7:00 PM on Monday, January 14, 2008.

Item 2. – Roll Call of the Board
Mr. Thamann called the roll.

Members Present: Mrs. Flanagan, Mr. Barrick, Mr. Friedman, Mr. Thamann,
                     Mr. Mees and Mr. Cordell.

Also Present: Greg Bickford and Becky Stratton

Item 3. – Approval of Minutes
Mr. Friedman stated the first order of business was to approve the December 2007 meeting minutes.

Mr. Friedman asked for any corrections.

Mrs. Flanagan noted her corrections.

Mr. Friedman entertained a motion to approve the December 2007 meeting minutes with corrections.

Mr. Barrick moved to approve the December 2007 meeting minutes with corrections.

Mrs. Flanagan seconded.

All voted yes.

Item 4. – Old Business
2007-16LASR
Kenwood Towne Place LLC.
5901 East Galbraith Road
LASR

Mr. Barrick noted he would be abstaining from the case due to a conflict of interest.

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

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

Mr. Steve Kelly w/Bearcreek Capital – 9549 Montgomery Road, 3rd Floor, Cincinnati, OH 45242 and Mr. Gary Meisner w/Meisner & Assocaites – 2043 Madison Road, Cincinnati, OH 45208 presented additional information concerning the case.

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

No response.

Mr. Friedman closed the floor to questions and comments from the public and opened the floor to questions and comments from the board.

The board discussed the issues brought before them.

Mrs. Flanagan moved to consider Case#: 2007-16LASR as submitted w/the following conditions:

<u>Office Signs</u>
•Maximum of four (4) signs w/a maximum sq ft per sign of 100 sq ft
•Channel letters only
•Sufficient lighting levels will be determined by staff post installation

<u>Building ID signs (ie Kenwood Towne Place)</u>
•100 sq ft maximum
•Located at entrance(s) only – not on roof line

<u>Retail Signs</u>
•Corner tenants be permitted three (3) signs w/a maximum sq ft per sign of 100 sq ft
•Additional directional signs – 5 sq ft max as approved by staff
•Channel letters only
•No graphic display panels for tenants
•Tenants with direct parking lot access - be permitted two (2) signs per tenant w/a combined area of 150 sq ft max/1 per frontage (interstate and/or parking lot facing the KTC)
•Tenants with no parking lot access – be permitted one (1) sign per tenant at 50 sq ft max per sign and located on either the interstate side or parking lot facing the KTC

<u>Ground signs</u>
•Approved per plan submitted

Mr. Cordell seconded.

All voted – yes

Mr. Friedman thanked the applicant for coming in and taking the time to work with the board on meeting their requests.

<u>Item 5. – New Business</u>
N/A

<u>Item 6. – Trustees Report</u>
Mr. Bickford noted to the board that the Trustees did approve the Warm Animal Hospital but only w/five (5) runs in the lower level.

Item 7. – Date of Next Meeting

Mr. Friedman noted the date of the next meeting – Monday, February 11, 2008.

Item 8. – Communications and Miscellaneous Business

Mr. Bickford noted to the board since this was the first meeting of the New Year, it was necessary to appoint a new Chairman, Co-Chairman and Secretary.

Mr. Mees entertained a motion to consider Mr. Friedman as Chairman.

Mr. Thamann seconded.

All voted yes.

Mr. Mees entertained a motion to consider Mr. Barrick as Co-Chairman.

Mr. Thamann seconded.

Mr. Friedman entertained a motion to consider Mr. Thamann as Secretary.

Mr. Mees seconded.

Item 9. – Adjournment

Mr. Friedman entertained a motion to adjourn.

Mr. Mees moved to adjourn.

Mrs. Flanagan seconded.

All voted yes.

Meeting adjourned at 8:00 PM.

Minutes Recorded by: Rebecca J. Stratton
                              Planning & Zoning Assistant