

May 12, 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, May 12, 2008.

**Item 2. – Roll Call of the Board**

Mr. Thamann called the roll.

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

Also Present: Greg Bickford and Becky Stratton

**Item 3. – Approval of Minutes**

Mr. Friedman stated the first order of business was to approve the March 2008 meeting minutes.

Mr. Friedman asked for any corrections.

No corrections were made.

Mr. Friedman entertained a motion to approve the March 2008 meeting minutes as presented.

Mr. Barrick moved to approve the March 2008 meeting minutes as presented.

Mr. Mees seconded.

All voted yes.

**Item 4. – Old Business**

No old business to discuss.

**Item 5. – New Business**

2008-02Z

Camden Land Group, LLC.

4605-4665 East Galbraith Road

Zone change

Mr. Bickford noted to the board that there have been some issues come up with the ISR figures and the applicant has decided to continue the case until the issues have been resolved.

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

Mr. Chris Hildebrandt w/Camden Land Group – 4565 East Galbraith Road, Cincinnati, OH 45236 noted to the board of their request to continue the case until the June agenda.

Mr. Friedman accepted the applicants request to continue the case until the June agenda. The June meeting date will be heard on Monday, June 9, 2008.

Item 5. – New Business

2008-03Z

Kubicki Real Estate Partners, LLC.

8764-8814 Montgomery Road

Zone Change

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

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

Mr. David Kubicki – 8784 Montgomery Road, Cincinnati, OH 45236 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?

Ms. Kate Kramer – 8896 Sandymar Drive, Cincinnati, OH 45242 noted her concerns and opposition of the proposal.

Mr. Charles Shawver (president of Bayer Court) – 8850 Montgomery Road, Cincinnati, OH 45236 noted his concerns and opposition of the proposal.

Mrs. Judy Wordeman – 8801 Lyncris Drive, Cincinnati, OH 45242 noted her concerns and opposition of the proposal.

Ms. Georgina Paul – 8852 Montgomery Road, Cincinnati, OH 45236 45242 noted her concerns and opposition of the proposal.

Mr. Steve Rentschler – 8899 Lyncris Drive, Cincinnati, OH 45242 noted his concerns and opposition of the proposal.

Mr. Paul Wordeman – 8801 Lyncris Drive, Cincinnati, OH 45242 noted his concerns and opposition of the proposal.

Mr. Shawn Sudor w/Kleating, Meuthing & Klekamp – One East Fourth Street, Cincinnati, OH 45202 (attorney for the Nemetz) noted his clients' comments and their opposition of the proposal.

Mr. Wayne Wischerath – 6800 Kugler Mill Road, Cincinnati, OH 45236 noted his concerns and opposition of the proposal.

Mr. David DeForest – 8906 Lyncris Drive, Cincinnati, OH 45242 noted his concerns and opposition of the proposal.

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

Mr. Harold Dilbone – 8819 Montgomery Road, Cincinnati, OH 45236 noted his concerns and opposition of the proposal.

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

The board discussed the issues brought before them.

Mr. Friendam entertained a motion.

Mr. Thamann moved to approve Case#: 2008-03Z with the following conditions:

1. Except as noted or approved, all aspects of the Sycamore Township zoning Resolution be adhered to
2. Any comment or requirement the Ohio Department of Transportation has regarding access to Montgomery Road be adhered to prior to any granting of any certificate of occupancy
3. No building signs are permitted on any structure other than directional and address signs.
4. No cellular telecommunications facilities be permitted on the site
5. No outdoor advertising / billboards be permitted on the site
6. Any parking area, including the below structure parking be screened from view from any residential parcel by a 100% opaque evergreen screen
7. Any requirement the Sycamore Township Fire and EMS Department has pertaining to life safety that is referenced by the Ohio Fire Administrative Code, Section 1301 be adhered to.
8. A sidewalk is required along the public road frontage as approved by staff
9. The proposed new 10,000 square foot buildings are to be constructed of brick or stone and have dimensional shingles on the roof
10. All mechanical units must be completely screened from view from any property zoned from single family residential
11. No exterior building lighting is permitted to face any property zoned single family residential
12. The proposed parking lot lights must be residential in scale and design and are not permitted to be higher than 18 feet above grade, including the base
13. The dumpster enclosure materials must match the proposed buildings
14. A landscape berm must be provided on the East side of the property to block the garage view from the residential properties
15. The applicant must provide an access agreement to the Nemetz property owners for future development

Mr. Mees seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – NEA

Mr. Barrick – NEA

Mr. Friedman – AYE

Mr. Thamann – AYE

Mr. Mees – AYE

Mr. Friedman thanked the applicant for coming in this evening and that this case will now go onto the Trustees for the final decision. He also noted to the applicant that this

