

July 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, July 14, 2008.

**Item 2. – Roll Call of the Board**

Mr. Thamann called the roll.

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

Members Excused: Mr. Mees.

Also Present: Greg Bickford and Becky Stratton

**Item 3. – Approval of Minutes**

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

Mr. Friedman asked for any corrections.

Mr. Barrick noted his corrections.

Mr. Friedman entertained a motion to approve the June 2008 meeting minutes with the noted corrections.

Mr. Thamann moved to approve the June 2008 meeting minutes with noted corrections.

Mr. Barrick seconded.

All voted yes.

**Item 4. – Old Business**

N/A

**Item 5. – New Business**

2008-05P2

WD Partners (Agent) for BP Products North America, Inc.  
10843 Montgomery Road  
PUD II

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. Stuart Johnson w/WD Partners – 7007 Discovery Blvd, Dublin, OH 43017 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.

Mr. Barrick moved to consider Case#: 2008-05P2 as submitted w/the following conditions:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution be adhered to
2. That the secondary freestanding sign located at the Hetz Drive entrance be no higher than 5 feet in overall height and have a sign surface area no greater than 35.42 sq ft in area
3. That the final architecture be approved by the Board of Township Trustees
4. That the dumpster surround be constructed of either brick or stone
5. That the landscape plan approved by Staff prior to the issuance of a Zoning Certificate
6. That no outdoor advertising, bench billboards, or light post advertising be permitted on the site
7. That no outdoor display or sale of merchandise be permitted in any vehicular use area
8. That all mechanical areas located at the rear of the building be screened
9. That no telecommunications towers be permitted on the site
10. That the applicant produce an agreement or other lease document that shows the applicant has the ability to landscape the area in between the access road to the shopping center from Montgomery Road and the property in question - if such an agreement can not be reached or produced, then a compliant boundary buffer be installed on the applicants south property line
11. That all requirements set forth by ODOT pertaining to access to and from Montgomery Road be met
12. That access to Hetz Drive and related striping be approved by the Township Board of Trustees prior to the issuance of a Zoning Certificate
13. That all lease and or easement documents be provided to the Township to show the applicant has the ability to located structures and landscaping on the Shopping center property and that the shopping center agrees that any condition of approval runs with the land and is enforceable as such

Also with the following variances (including the variances noted above):

1. That the front yard setback for the canopy along Hetz Drive be reduced to 20 feet
2. That the applicant be allowed to install a compliant streetscape buffer in the leased area on the south property line between the property in question and the access drive to the shopping center
3. That the parking spaces to the rear be allowed to access the access road directly
4. That the building be allowed to cross the existing west property line

