

September 16, 2009

Mr. Roger Friedman – Chairman
Mr. Rich 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, September 14, 2009.

Item 2. – Roll Call of the Board

Mr. Thamann called the roll.

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

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 August 10, 2009 meeting minutes.

Mr. Friedman asked for any corrections to the August 10, 2009 meeting minutes.

Mr. Barrick noted his corrections.

Mr. Friedman entertained a motion to approve the August 10, 2009 meeting minutes with corrections.

Mrs. Flanagan moved to approve the August 10, 2009 meeting minutes with corrections.

Mr. Barrick seconded.

All voted yes.

Item 4. – Old Business

2009-08LASR
Cincinnati Capital Properties, Inc.
7755 Montgomery Road
LASR

Mr. Friedman moved this case to the end of the meeting.

Mr. Barrick excused himself from the case due to a conflict of interest.

Item 4. – Old Business

2009-10MA

GFS Marketplace, LLC.

7700 Montgomery Road

Major Modification to a PUD

Mr. Bickford presented the case and the case history.

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

Mr. Corey Holverstott w/Gordon Food Service - 420-50th Street, Gran Rapids, MI 49501 presented additional information concerning the case.

The board asked questions of Mr. Bickford and the applicant and then the board discussed the issues brought before them.

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

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Ms. Barrie Marten – 6970 Rosemary Lane, Cincinnati, OH 45236 noted her comments and concerns.

Ms. Helen Marten – 6970 Rosemary Lane, Cincinnati, OH 45236 noted her comments and concerns.

Mr. Michael Hanley – 6050 Winnetka Drive, Cincinnati, OH 45236 noted his comments and concerns.

Ms. Pauline Barthel – 5953 Winnetka Drive, Cincinnati, OH 45236 noted her comments and concerns and thanked the applicant for doing their due diligence of the trash containment.

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. Friedman entertained a motion to consider Case#: 2009-10MA.

Mr. Barrick moved to amend his motion from the August 10, 2009 meeting to now consider Case#: 2009-10MA with the following conditions:

1. the trash containment system must be maintained per the manufactured specs outlined
2. the unit shall only be operated and trash removed between the hours of 8:00 AM and 8:00PM
3. Any and all deliveries shall be done between the hours of 8:00 AM and 8:00 PM

Mrs. Flanagan seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE
Mr. Barrick – AYE
Mr. Friedman – AYE
Mr. Thamann – AYE
Mr. Cordell – AYE

Mr. Friedman thanked the applicant for coming back this evening and for doing such a great job on working with the residents and staff to remedy the trash containment issue. It shows a great deal of commitment on their part as being a reputable company.

Mr. Bickford noted that this case will more than likely be heard before the Trustees the first Thursday in October.

Item 5. – New Business

2009-12Z

Neyer Properties, Inc.

8255 Pine Road

Zone Change 7 Major Adjustment to a PUD

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. Seth Piere – 2135 Dana Avenue, Cincinnati, OH 45207 presented additional information concerning the case.

The board asked questions of Mr. Bickford and the applicant and then the board discussed the issues brought before them.

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. Friedman entertained a motion to consider Case#: 2009-12Z.

Mr. Thamann moved to consider Case#: 2009-12Z with the following conditions:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution shall be adhered to, including but not limited to, freestanding signs, dumpster enclosures, streetscape buffers, site lighting, off-street parking requirements and mechanical equipment
2. No outdoor advertising, bench billboards, or telecommunications towers shall be permitted on the site
3. A landscape plan be approved by staff prior to the issuance of a Zoning Certificate
4. There must be 0 foot-candles of light spill at the north, south, and west property lines
5. The cut through to Kenwood Crossing II be included and noted on the plans

With the following variances:

1. The boundary buffers be constructed as shown on the plans submitted August 19, 2009.
2. Landscaping as approved by staff

Mr. Cordell seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE

Mr. Barrick – AYE

Mr. Friedman – AYE

Mr. Thamann – AYE

Mr. Cordell – AYE

Mr. Friedman thanked the applicant for coming in this evening and working with staff.

Mr. Bickford noted that this case will more than likely be heard before the Trustees the first Thursday in October.

Item 4. – Old Business

2009-08LASR

Cincinnati Capital Properties, Inc.

7755 Montgomery Road

LASR

Mr. Friedman noted that the board typically does not sign off on resolutions but since this case does not get heard by the Township Trustees a resolution was prepared and will be signed by this board for the case file.

Mr. Bickford presented the resolution approving an approval of a LASR request located at 7755 Montgomery Road.

Mr. Friedman asked for any further comments.

No response.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE

Mr. Barrick – ABSTAIN

Mr. Friedman – AYE

Mr. Thamann – AYE

Mr. Cordell – AYE

Item 6. – Trustees Report

Mr. Bickford updated the board members on the FBI case.

Item 7. – Date of Next Meeting

Mr. Friedman noted the date of the next meeting – *Tuesday, October 13, 2009.

Item 8. – Communications and Miscellaneous Business

Mr. Barrick noted that he would be absent for the October meeting.

Mr. Bickford updated the board on Case#: 2009-01Z – Hills Homes of OH for the properties located at 8270, 8284 & 8306 Kenwood Road. The case is scheduled for a June 2010 trial date and the developer would like to settle with the Township.

Item 9. – Adjournment

Mr. Friedman entertained a motion to adjourn.

Mrs. Flanagan moved to adjourn.

Mr. Thamann seconded.

All voted yes.

Meeting adjourned at 7:45 PM.

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