

March 10, 2010

Mr. Roger Friedman – Chairman
Mr. Rich Barrick – Co-Chairman
Mr. John Cordell – Member
Mrs. Ann Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – 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, March 8, 2010.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Also Present: Greg Bickford and Becky Stratton

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the February 8, 2010 meeting minutes.

Mr. Friedman asked for any corrections to the February 8, 2010 meeting minutes.

No corrections were made.

Mr. Friedman entertained a motion to approve the February 8, 2010 meeting minutes.

Mrs. Flanagan moved to approve the February 8, 2010 meeting minutes.

Mr. Cordell seconded.

All voted – yes.

Item 4. – Old Business

N/A

Item 5. – New Business

2010-02P2

Gilligan Oil Company, LLC.

10809 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. Pat Gilligan – 10809 Montgomery Road, Cincinnati, OH 45249 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.

Mrs. Flanagan moved to consider Case#: 2010-02P2 with the following conditions and variances:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution shall be adhered to, including but not limited to, directional signs, streetscape buffer quantity and size of plantings, mechanical equipment screening, and site lighting.
2. No outdoor advertising, bench billboards, or light post advertising is permitted on the site.
3. No outdoor display or sale of merchandise is permitted in any vehicular use area.
4. No telecommunications towers are permitted on the site.
5. The boundary buffers, streetscape buffers, and interior landscaping as shown on the plans must be irrigated.
6. A landscape plan must be approved by staff prior to the issuance of a Zoning Certificate.
7. The canopy columns must have a brick or stone wrap to match the main building.
8. Parcels are to be consolidated by plat prior to the issuance of a zoning certificate.
9. The applicant must make a good faith effort for a landscape agreement w/Edgewood Investment.

With the following variances

1. The proposed freestanding sign must be setback a minimum of one (1) foot from the right-of-way.
2. The boundary buffer widths are to be constructed as shown on the plans submitted.
3. The location of the dumpster is approved as submitted.
4. No interior landscaping per Section 12-6.4(a) and (b) is required.
5. No more than three building signs and one directional building sign are permitted, not to exceed the maximum amount of permitted combined sign surface area (99 sq ft).
6. All parking spaces are to be a minimum of 9'x18 and must be surrounded by a continuous curb.
7. A minimum of 22 non gas pump parking spaces must be maintained on site.

