

May 9, 2011

Mr. Roger Friedman – Chairman
Mr. Rich Barrick – Vice-Chairman
Mr. Tom Kronenberger – 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 p.m. on Monday, May 9, 2011.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Staff Present: Greg Bickford and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the April 11, 2011 meeting minutes.

Mr. Friedman asked for any corrections to the April 11, 2011 meeting minutes.

Mr. Friedman entertained a motion to approve the April 11, 2011 meeting minutes.

Mrs. Flanagan moved to approve the April 11, 2011 meeting minutes.

Mr. Mees seconded.

All voted – yes.

Item 4. – New Business

2011-04MA
K4 Architecture
7735 Montgomery Road
Major Adjustment to a PUD

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

The board asked questions of Mr. Bickford.

Mr. Friedman asked if the applicant had any comments.

Mr. Jeffrey L. Weingartner of 201 E. 4th Street, representing First Financial Bank and Mr. Richard Posey of 555 Gest Street, representing the applicant, K4 Architecture, addressed the Board.

Mr. Weingartner expressed his willingness to modify the proposed plans to meet staff recommendations. Mr. Weingartner addressed the board's concerns about the interior graphics panels, parking and curb cuts, and exterior building materials.

Mr. Posey explained that it would be difficult structurally to change the building material on the drive-thru canopy from E.F.I.S. to brick or masonry.

Mr. Friedman asked if there was anyone from the public present who would like to comment on the proposal.

Ms. Bella Lipavsky of 7752 Montgomery Road, Kenwood Greene Condominiums, a neighboring property owner, noted she had no objections to the proposed development. She expressed concern over the commercialization of the Kenwood area in general. Mr. Friedman recommended she convey her concerns to the Trustees at their next meeting.

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

Mr. Friedman entertained a motion.

Mrs. Flanagan moved to consider Case# 2011-04MA.

Mr. Mees seconded. Mr. Mees then moved to amend Mrs. Flanagan's motion with modifications to staff conditions 1, 3 and 11 and with the addition of a 12th condition to address signage:

#1 The final list of building materials for the building is to be approved by the Board of Trustees and shall feature stone or brick in place of metal on the front of the building.

#3 The interior graphics panels shall contain no words and any changes to them must first be approved by the Zoning Commission.

#11 Shielding is to be provided for the parking lot lights as well as the drive-thru canopy lights per the direction of staff to insure light spill is contained. The foot candles of the canopy lighting must be approved by staff.

#12 All signage must meet the requirements of the Sycamore Township Zoning Resolution.

Mr. Friedman seconded.

Mr. Mees called the roll.

Mr. Barrick - NEA

Mr. Friedman - AYE

Mrs. Flanagan - NEA

Mr. Kronenberger - NEA

Mr. Mees - AYE

Some discussion ensued regarding the interior graphic panels.

Mr. Friedman entertained a new motion.

Mr. Kronenberger made a motion to consider case# 2011-04MA with the following modifications to staff conditions 1 and 11, leaving condition 3 as stated in the staff report, and providing for the addition of a 12th condition:

#1 The final list of building materials for the building is to be approved by the Board of Trustees and shall feature stone or brick in place of metal on the front the building.

#11 Shielding is to be provided for the parking lot lights as well as the drive-thru canopy lights per the direction of staff to insure light spill is contained. The foot candles of the canopy lighting must be approved by staff.

#12 All signage must meet the requirements of the Sycamore Township Zoning Resolution.

Mrs. Flanagan seconded.

Mr. Mees called roll.

Mr. Barrick - NEA
Mr. Friedman - NEA
Mrs. Flanagan - AYE
Mr. Kronenberger - AYE
Mr. Mees - AYE

Mr. Bickford noted the case would be heard by the Trustees on June 2, 2011 at the tentative time of 6:30 p.m.

Item 5. - Trustees Report

Mr. Bickford reported that case# 2011-03MA was denied by the Board of Trustees.

Item 6. - Date of Next Meeting

Mr. Friedman noted the date of the next meeting - Monday, June 13, 2011.

Item 7. - Adjournment

Mr. Kronenberger moved to adjourn.

Mr. Barrick seconded.

All voted yes.

Meeting adjourned at 8:26 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant