

December 12, 2016

Mr. Roger Friedmann – Chairman
Mr. Rich Barrick – Vice-Chairman
Mr. Tom Kronenberger – Member
Ms. Anne Flanagan – Member
Mr. Bill Mees – Secretary
Mr. Steve Roos – Alternate

Item 1. – Meeting called to Order

Mr. Friedmann called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, December 12, 2016.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Ms. Flanagan, Mr. Barrick, Mr. Friedmann, Mr. Kronenberger, Mr. Mees and Mr. Roos

Staff Present: Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the November 14, 2016 meeting minutes.

Mr. Friedmann asked for any corrections to the November 14, 2016 minutes.

Mr. Friedmann entertained a motion to approve the November 14, 2016 meeting minutes.

Ms. Flanagan moved to approve the November 14, 2016 meeting minutes.

Mr. Barrick seconded.

All Voted: Yes.

Item 4. – New Business

2016-14MA
The Camden Group, LLC
Parcel ID: 600-0210-0870-00
Major Adjustment to a PUD

Mr. Holbert presented the case and case history in a Power Point presentation. Mr. Holbert explained the applicant proposes a mixed use development of office, retail and residential. The property is currently vacant land zoned "OO" – Planned Office. Mr. Holbert showed surrounding properties/buildings and their current zoning. He noted which ones were approved by Sycamore Township and which ones were approved by Hamilton County prior to Sycamore Township control of local zoning.

Mr. Holbert showed what was initially approved by the Township for the site in question in 2008. The approval was for two two-story office buildings. Only one of which has been built. Mr. Holbert noted there were some discrepancies in the applicant's proposal with regards to the square footage of the proposed building and the number of parking spaces. Mr. Holbert showed the proposed exterior elevations noting the locations of the proposed retaining walls. Mr. Holbert also showed the residential homes adjacent to the property in question.

The Board asked questions of Mr. Holbert.

Mr. Mees noted there were quite a few items in the staff report noted as not enough information. He asked if the applicant had responded to those items.

Mr. Holbert stated there is a checklist available of items required for submittal. He said he had not seen anything else submitted by the applicant.

Mr. Barrick noted when the original project was reviewed by Zoning Commission in 2008, there was discussion on the Land Use Plan. He noted Harry did not make any reference to the Land Use Plan in his Staff Report and said the Board should have that available to them to judge this proposal against the Land Use Plan.

Mr. Barrick said in 2008, the Land Use Plan called for a transitional use of this property; something that would be compatible with the adjacent residential properties. He said, to him, this proposal seems quite a bit different than what was deemed acceptable then.

Mr. Holbert said the density numbers are substantial because of the three stories and mixed use.

Ms. Flanagan asked why the Trustees at least in part denied the 2008 proposal.

Mr. Holbert said there were a lot of opinions from the neighbors concerned about the density and the large office buildings backing up to a residential neighborhood.

Mr. Kronenberger pointed out there was no ISR information submitted. He asked if the 2008 submittal had an access from Frolic Drive.

Mr. Holbert said the 2008 proposal had no access to Frolic Drive.

Mr. Kronenberger said he'd really like to see more of a comparison between the 2008 plan and the current proposal.

Mr. Friedmann asked if the applicant was present and wished to speak.

Mr. Dutch Cambruzzi and Mr. Graeme Daley, the applicants, of The Camden Group, 4565 E. Galbraith Road, Cincinnati, OH 45236, addressed the Board.

Mr. Andrew Schaub, the architect, of 10816 Millington Court, Cincinnati, OH 45242 also addressed the Board.

Mr. Daley distributed packets to the Board.

Mr. Cambruzzi noted the office building adjacent to the property in question was phase one of the 2008 project. He noted Camden has had a significant contribution to that area of the Township. Mr. Cambruzzi said there has been an economic downturn and the existing phase one building still has 25% of office space vacant. He stated they had looked at many options trying to decide what would be best use of this vacant property. He pointed out the proposed mixed use residential with boutique office/retail has been very successful in other areas. The parking underneath allows residents to park separately from office/retail employees and customers. He noted the office space on the first floor will allow for small spaces for which he believes there is a market.

Mr. Cambruzzi said he understands the density is higher however, the height of the building meets the code on the height. He said the parking underneath is hidden and with the adjacent tall tower at Jewish Hospital the building will not appear large.

Mr. Cambuzzi said there were three things brought to his attention by staff. The first is the fence along the rear of the properties. He said the same fencing would be extended across the back to separate the property from adjacent residences. He said the second item was the parking count noting they will clear up any discrepancies. The third item was making the building compatible with the adjacent residential neighborhood. He said the design has a residential look to it. Mr. Cambuzzi showed a color rendering of the proposed building saying it has a very residential look.

Mr. Schaub addressed the Board and addressed many of the points mentioned in the staff report. He said the landscape screening, fence and site lighting approved in 2008 would remain the same in the new development. This proposal fits in the confines of the approved PUD with a different building footprint. He said the mechanical units will be hidden on the roof behind a parapet.

Mr. Schaub said the dumpsters could be moved away from the property lines a bit to meet the setback requirements and will meet the screening requirements of the zoning resolution. Mr. Cambuzzi showed the fence that exists in phase one and said the same fence would be installed, with landscaping either inside or outside of it whatever the Board prefers.

Mr. Schaub said the water detention plan would be in the same location as it was in the 2008 approval.

Mr. Cambuzzi reiterated that this new building will fit into a site that is already approved. He said the height is about the same and noted some of the differences including the lengthening of the building to the west and the parking will be underneath the building.

Mr. Cambuzzi noted they have really tried to create a look to the building that will work with the adjacent residential area.

Mr. Friedmann asked if anyone present from the public wished to comment.

Mrs. Carol Martini, of 8098 Merrymaker Lane, Sycamore Township, OH 45236, addressed the Board stating that her property is directly behind the subject property. Mrs. Martini said Mr. Cambuzzi has not been a good neighbor to them. She listed several issues she had with the property and Mr. Cambuzzi in the past. Mrs. Martini said she wants to know how much of the hill will be taken out, what kind of retail would be in the building. She said the rendering does not look residential to her.

Ms. Donna Davin, of 8109 Frolic Drive, Sycamore Township, OH 45236, addressed the Board. She said she is concerned about the trash and dumpsters attracting rodents saying she had recently received a letter from the health department regarding a rat infestation on Richmond Avenue. Ms. Davin said she is also opposed to a curb cut on Frolic Drive.

Mr. Friedmann asked if the Board had questions for the applicant or Mr. Holbert.

Mr. Kronenberger asked if the applicant had received the checklist of required submittal items.

Mr. Cambuzzi said he did not recall the Township sending a checklist to him.

Mr. Kronenberger asked when he was thinking of submitting all the required documents.

Mr. Cambuzzi said the proposal is a modification to what was already approved in 2008 with not many changes taking place.

Mr. Kronenberger said he does not know if some aspects of the proposal have changed or not because the plans were not submitted. He said the applicant verbally assuring the Board this or that is the same as in 2008 is not something he can review. He said documentation is necessary. Mr. Kronenberger said the Board cannot make a decision without the information and he again asked when the applicant will have the required documents for the Board to review.

Mr. Cambruzzi said if the plan has not been presented in a way that is acceptable to the Board, he can have additional plans ready in the next few weeks.

Mr. Kronenberger said the staff report noted not enough information on quite a few items.

Mr. Daley said they have talked to Mr. Holbert many times and chose to submit what they have because they need to know if the concept is something the Board would consider approving before they spend the money on a civil engineer.

Mr. Kronenberger said if the applicant is unwilling to spend what is necessary to give the Board something that is acceptable to approve that is an issue.

Mr. Friedmann agreed the Board needs more information to make an informed decision. He said he understands the desire to have a concept approved. However, the proposed building square footage is 2.5 times the original 2008 approval. He said that is a significant change and affects ISR, drainage and more. The Board has not received additional detail.

Mr. Friedmann said the Board could have a vote tonight or the applicant could take more time to come back before the Board with more information so that the Board can make an informed decision.

Mr. Cambruzzi complimented Mr. Holbert in his work as an intermediary between him and the neighbors. He said he does appreciate the neighbors and is willing to spend the money to present a better plan.

Ms. Flanagan commented the mixed use concept is not so much a problem as the massiveness of that plan.

Mr. Daley said feedback is welcome.

Mr. Barrick pointed out the 2008 plan was looked at as far as how it fit into the Land Use Plan. He said the hardest thing for the Board is to review commercial submittals and make sure they do not compromise the residential character of the neighboring areas.

Mr. Cambruzzi said the market place has changed and they need to figure out together what would work on the site. Mr. Cambruzzi requested to continue the case pending a more detailed plan.

Mr. Holbert noted that staff does not know how the Board will vote. He said his job is to give the applicant guidance. He noted Mr. Cambruzzi addressed three of the items staff had discussed with him when he spoke earlier in the evening. He also pointed out some items in the site plan which did not give him enough information as staff to review.

2016-15MA
Neal Design Remodel
7770 and 7778 E. Kemper Road
Major Adjustment to a PUD

Mr. Holbert presented the case and case history in a Power Point presentation. Mr. Holbert noted there are two separate parcels with two existing single story office buildings and a storage building. The applicant proposes an increase in the storage/warehouse building. He pointed out the existing and proposed ISR. Mr. Holbert showed the Board the adjacent zoning districts. He stated the single family residential designation to the west is owned by Duke Energy and is the drive aisle to the Duke property behind the property in question. Mr. Holbert showed photos of the existing site including the fence and landscaping.

Mr. Holbert noted the proposed garage will be constructed of the same materials as the office buildings.

The Board asked questions of Mr. Holbert.

Ms. Flanagan asked if there had been any additional information in response to the staff report.

Mr. Holbert answered no.

Mr. Barrick commented the plan looks like a continuation of what has been approved.

Mr. Friedmann asked if the applicant was present and wished to speak.

Mr. Craig Abercrombie, of 3377 Compton Road, Cincinnati, OH 45247, addressed the Board saying he put the application together for Mr. Hendy.

Mr. Alan Hendy, the applicant, of Neal's Design Remodel, 7770 E. Kemper Road, Cincinnati, OH 45249, addressed the Board. He said he is happy that he moved his business to Sycamore Township. He said his business is growing and he needs more storage room.

The Board asked questions of the applicant.

Mr. Kronenberger asked if there was anything in the staff report that he saw as an issue.

Mr. Abercrombie said the fence and lighting will be matching what is existing. He said he talked to public works and was told detention will not be required for such a small addition.

Mr. Hendy noted at night they keep the gate closed to prevent theft. They do not keep trucks at clients' homes but return them to this site for storage.

Mr. Abercrombie pointed out the lot is not striped because it is really storage for trucks.

Ms. Flanagan asked if customers would go back there.

Mr. Hendy answered no. He said the showroom is at 7770 E. Kemper Road so clients would not go back to where trucks would be.

Ms. Flanagan asked about maneuverability concerns.

Mr. Abercrombie said he had checked and maneuverability will not be a problem.

Mr. Hendy said he is interested in purchasing the vacant residential house next door which he explained is in disrepair.

No one was present from the public to comment on the proposal.

Mr. Friedmann closed the floor to comments and the Board discussed the issues brought before them.

Mr. Friedmann entertained a motion.

Ms. Flanagan moved to consider case 2016-15MA.

Mr. Mees seconded.

Mr. Barrick suggested adding the following conditions:

1. A final landscape plan must be submitted and approved by staff.
2. All building materials must be compliant with the conditions of the original approval for the development noted in Resolution 2005-31.
3. All other aspects of the development must be in compliance with zoning resolution.

Ms. Flanagan amended her motion to include the three conditions suggested by Mr. Barrick.

Mr. Mees seconded.

Mr. Mees called roll.

Ms. Flanagan – AYE

Mr. Barrick – AYE

Mr. Friedmann - AYE

Mr. Kronenberger – AYE

Mr. Mees - AYE

Mr. Friedmann said the case will be heard by the Board of Trustees at a later date.

Item 5. – Trustees Report

Mr. Holbert reported Case 2016-11Z was not heard by the Board of Trustees yet as the applicant had requested a continuance.

Item 6. – Date of Next Meeting

Mr. Friedmann noted the date of the next meeting is Monday, January 9, 2017.

Item 7. – Adjournment

Mr. Barrick moved to adjourn.

Mr. Kronenberger seconded.

All voted yes.

Meeting adjourned at 8:26 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant