

June 16, 2008

Mr. Tom Kronenberger – Chairman  
Mr. Ted Leugers – Co-Chairman  
Mrs. Marlene McDaniel – Secretary  
Mr. Jim Donnelly – Member  
Mr. Tom Scheve – Member

**Item 1. – Meeting called to Order**

Chairman Kronenberger called the regular meeting of the Board of Zoning Appeals to order at 7:00 PM on Monday, June 16, 2008.

**Item 2. – Roll Call of the Board**

Mrs. McDaniel called the roll.

Members Present: Mr. Donnelly, Mr. Scheve, Mr. Kronenberger, Mr. Leugers and Mrs. McDaniel were present.

Also Present: Greg Bickford and Becky Stratton

**Item 3. – Opening Ceremony**

Mr. Kronenberger led the Pledge of Allegiance

**Item 4. – Swearing In**

Mr. Kronenberger swore-in those providing testimony before the board this evening.

**Item 5. – Approval of Minutes**

Mr. Kronenberger stated the first order of business was to approve the May 2008 meeting minutes.

Mr. Kronenberger asked for any corrections.

Mr. Scheve questioned the way Condition#7 was written for Case#: B2008-04C.

Mr. Kronenberger entertained a motion to approve the May 2008 meeting minutes with noted corrections.

Mr. Scheve moved to approve the May 2008 meeting minutes with corrections.

Mr. Leugers seconded.

All voted yes.

**Item 6. – Old Business**

B2008-04C  
Yavneh Day School  
8401 Montgomery Road  
Conditional Use

Mr. Bickford presented the resolution approving a conditional use located at 8401 Montgomery Road.

Mr. Kronenberger asked for any further comments.

No discussion.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE  
Mr. Scheve – AYE  
Mr. Kronenberger – AYE  
Mr. Leugers – AYE  
Mrs. McDaniel – AYE

**Item 6. – Old Business**

B2008-05C

Archbishop Moeller High School  
9001 Montgomery Road  
Conditional Use

Mr. Bickford presented the resolution approving a conditional use located at 9001 Montgomery Road.

Mr. Kronenberger asked for any further comments.

No discussion.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE  
Mr. Scheve – AYE  
Mr. Kronenberger – AYE  
Mr. Leugers – AYE  
Mrs. McDaniel – AYE

**Item 6. – Old Business**

B2008-06V

Kenwood Road Developers, LLC.  
8725-8733 Kenwood Road  
Variance – Section 13-9.1

Mr. Bickford presented the resolution approving a variance located at 8725-8733 Kenwood Road.

Mr. Kronenberger asked for any further comments.

No discussion.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE  
Mr. Scheve – AYE  
Mr. Kronenberger – AYE  
Mr. Leugers – AYE  
Mrs. McDaniel – AYE

**Item 7. – New Business**

B2008-07V

AOk Maintenance, Inc. (Agent) for BP  
10843 Montgomery Road  
Variance – Section 13-5.3

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

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

Mr. Craig Hertzman – 492 West Sharon Road, Cincinnati, OH 45246 presented additional information concerning the case.

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

No response.

Mr. Kronenberger closed the floor from comments and questions from the public.

The board discussed the issues brought before them.

Mr. Kronenberger entertained a motion.

Mr. Kronenberger moved to approve Case#: B2008-07V as submitted with the following conditions:

1. If and when the site is redeveloped the sign location must be brought into compliance with the Sycamore Township Zoning Resolution.

Mr. Scheve seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE  
Mr. Scheve – AYE  
Mr. Kronenberger – AYE  
Mr. Leugers – AYE  
Mrs. McDaniel – AYE

Mr. Kronenberger entertained a motion to approve the case by emergency.

Mr. Kronenberger moved to approve Case#: B2008-07V by emergency.

Mrs. McDaniel seconded.

Mrs. McDaniel called the roll.

Mr. Donnelly – AYE  
Mr. Scheve – AYE  
Mr. Kronenberger – AYE  
Mr. Leugers – AYE  
Mrs. McDaniel – AYE

Mr. Kronenberger thanked the applicant for coming in this evening.

**Item 7. – New Business**

B2008-09V

Michael D. Rolfes, DDS.  
7729 Montgomery Road  
Variance – Section 13-5.3

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

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

Mr. Michael Rolfes – 7729 Montgomery Road, Cincinnati, OH 45236 presented additional information concerning the case.

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

Mrs. Afrodites Moraites – 7717 Montgomery Road, Cincinnati, OH 45236 noted her concerns but overall support for the project.

Mr. Chris Longwell (Property Manager for the Redstone development) – 8260 Northcreek Drive, Cincinnati, OH 45236 noted his support for the project.

Mr. Kronenberger closed the floor from comments and questions from the public.

The board discussed the issues brought before them.

Mr. Kronenberger entertained a motion.

Mr. Scheve moved to continue Case#: B2008-09V until the July agenda to give the applicant sufficient time to locate all underground utilities on the site.

Mrs. McDaniel seconded.

Mr. Kronenberger thanked the applicant for coming in this evening.

**Item 8. – Date of Next Meeting**

Mr. Kronenberger noted the date of the next meeting – Monday, July 21, 2008 .

**Item 9. – Communications and Miscellaneous Business**

Mr. Bickford noted to the board that an alternate has been appointed to the board but the details have not yet been given by the Trustees.

Mr. Bickford noted that the board will have an agenda next month and enlightened them on the applicants and their requests.

Mrs. McDaniel noted that she will not be present for the July meeting. She will be on vacation.

**Item 10. – Adjournment**

Mr. Kronenberger entertained a motion to adjourn.

