

July 21, 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, July 21, 2008.

Item 2. – Roll Call of the Board

Mr. Bickford (in the absence of Mrs. McDaniel) called the roll.

Members Present: Mr. Donnelly, Mr. Scheve, Mr. Kronenberger, and Mr. Leugers

Members Not Present: Mrs. McDaniel

Also Present: Greg Bickford

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 June 2008 meeting minutes.

Mr. Kronenberger asked for any corrections.

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

Mr. Scheve moved to approve the June 2008 meeting minutes.

Mr. Leugers seconded.

All voted yes.

Item 6. – Old Business

B2008-07V

AOK Maintenance (Agent) for BP Products North America, Inc.

10843 Montgomery Road

Variance – Section 13-5.3

Mr. Bickford presented the resolution approving a variance request located at 10843 Montgomery Road.

Mr. Kronenberger asked for any further comments.

No discussion.

Mr. Bickford called the roll.

Mr. Donnelly – AYE

Mr. Scheve – AYE

Mr. Kronenberger – AYE

Mr. Leugers – AYE

Mrs. McDaniel – ABSENT

Item 6. – Old Business

B2008-09V

Michael D. Rolfes, DDS.

7729 Montgomery Road

Variance – Section 13-5.3

Mr. Bickford noted that the applicant has since relocated the sign to adhere to the zoning resolution and would no longer require a variance to place the sign on the property.

Item 7. – New Business

B2008-08C

Burgess & Niple, Inc. (Agent) for St. Saviour Parish

4136 Myrtle Avenue

Conditional Use

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

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

Mr. Steve Smith w/Burgess & Niple – 312 Plum Street, 12th Floor, Cincinnati, OH 45202 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. Donnelly moved to approve Case#: B2008-08C as submitted with the following conditions:

1. Landscape must comply with the Sycamore Township Zoning Resolution before a zoning certificate be issued
2. At least two (2) Handicap spaces be provided in the proposed parking lot

Mr. Kronenberger seconded.

Mr. Bickford called the roll.

Mr. Donnelly – AYE
Mr. Scheve – NEA
Mr. Kronenberger – AYE
Mr. Leugers – AYE

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

Item 7. – New Business

B2008-10V
David & Bridget Murray
7138 Glenelg Drive
Variance – Section 10-7.1

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

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

Mr. David Murray – 7138 Glenelg Drive, 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?

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. Scheve moved to approve Case#: B2008-10V as submitted.

Mr. Kronenberger seconded.

Mr. Bickford called the roll.

Mr. Donnelly – AYE
Mr. Scheve – AYE
Mr. Kronenberger – NEA
Mr. Leugers – NEA

The motion was tied so the motion FAILS.

Mr. Kronenberger entertained another motion.

Mr. Scheve moved to approve Case#: B2008-10V as submitted with the following conditions:

1. The applicant must screen the proposed fence by planting appropriate landscaping in front of it and must submit the plan to Township staff for approval prior to the next board hearing

Mr. Leugers seconded.

Mr. Bickford called the roll.

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

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

Item 7. – New Business

B2008-11V
Antionette Mesman
8175 Hetz Drive
Variance – Section 10-7.1

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

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

Ms. Antionette Mesman – 4923 Laurel Avenue, Cincinnati, OH 45242 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. Donnelly moved to approve Case#: B2008-11V as submitted with the following conditions:

1. The fence in the front area of the property be removed from the proposal
2. No boundary buffer will be required

Mr. Leugers seconded.

Mr. Bickford called the roll.

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

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

