

April 13, 2009

Mr. Roger Friedman – Chairman
Mr. Rich Barrick – Co-Chairman
Mr. Jerry Thamann – Secretary
Mrs. Ann Flanagan – Member
Mr. Bill Mees – Member
Mr. John Cordell - 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, April 13, 2009.

Item 2. – Roll Call of the Board

Mr. Thamann called the roll.

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

Also Present: Greg Bickford and Becky Stratton

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the March 9, 2009 meeting minutes.

Mr. Friedman asked for any corrections.

No corrections were made.

Mr. Friedman entertained a motion to approve the March 2009 meeting minutes.

Mrs. Flanagan moved to approve the March 2009 meeting minutes.

Mr. Thamann seconded.

All voted yes.

Item 4. – Old Business

N/A

Item 5. – New Business

2009-06P2

Midland Atlantic Properties
7790 Montgomery Road
PUD II

Mr. Mees and Mr. Barrick both excused themselves from the case due to a conflict of interest.

Mr. Bickford presented the case and the case history.

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

Mr. John Silverman w/Midland Atlantic Properties – 8044 Montgomery road, Suite 710, Cincinnati, OH 45236 presented additional information concerning the case.

The board asked questions of Mr. Bickford and 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 to consider Case#: 2009-06P2.

Mr. Thamann moved to consider Case#: 2009-06P2 as submitted w/the following conditions:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution be adhered to
2. All new ground level and roof top mechanical equipment visible from public streets shall be screened and/or must work with Township staff to ensure that the rooftop mechanicals are not any more visible than they exist today
3. The dumpster surround be constructed of either brick or stone or split face concrete block that is consistent with the main structure
4. That no outdoor advertising, bench billboards, or light post advertising be permitted on the site
5. That no outdoor display or sale of merchandise be permitted in any vehicular use area
6. That the use of a restaurant be prohibited
7. No freestanding signage be permitted. The property has the ability to use the an existing panel on the Sycamore Center freestanding sign along Kenwood Road. Any changes to the existing sign on Montgomery Road must be approved via the LSAR modification process
8. The applicant work with Township staff to increase the landscape on the Township owned parking area

Mrs. Flanagan seconded.

Mr. Thamann called the roll.

Mrs. Flanagan – AYE
Mr. Barrick – ABSTAIN
Mr. Friedman – AYE
Mr. Thamann – AYE
Mr. Mees – ABSTAIN
Mr. Cordell – AYE

