

February 14, 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 PM on Monday, February 14, 2011.

Item 2. – Roll Call of the Board

Vice-Chairman Barrick called the roll.

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

Staff Present: Greg Bickford and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the January 10, 2011 meeting minutes.

Mr. Friedman asked for any corrections to the January 10, 2011 meeting minutes.

Mr. Friedman entertained a motion to approve the January 10, 2011 meeting minutes.

Mrs. Flanagan moved to approve the January 10, 2011 meeting minutes.

Mr. Mees seconded.

All voted – yes.

Item 4. – New Business

2011-01LASR
RRP Sycamore Plaza , LP
7800 Montgomery Road
LASR

Mr. Barrick recused himself from the discussion of this case.

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

Mr. Bickford noted the property in question was originally approved via the former LASR process by Hamilton County as case 97-9 and has gone through 20 years of sign ordinances and permits.

Mr. Friedman asked if the applicant had any comments.

Mr. Marc Niese and Mr. Tom Howard were present to represent Regency Centers, the applicant in the case and owner of the property in question. The applicant addressed some of the board's questions concerning requested increased square footage for signage and expressed a desire to set up parameters for future new tenants through this LASR.

The board asked questions of Mr. Bickford and the applicant and then the board discussed the issues brought before them. Mr. Kronenberger expressed concern about the possibility of the large tenant spaces being subdivided in the future, resulting in more signage. Some discussion ensued regarding the language used in conditions seven and eight in the staff report.

Mr. Friedman entertained a motion.

Mrs. Flanagan moved to consider Case#: 2011-01LASR with the following conditions and changes:

1. Conditions 1-9 on the staff report
2. The addition of the following modifications to conditions 7 and 8:
 7. Current / future tenants without direct parking lot access and over 25,000 gross square feet of floor area (Dick's, Former Linens n Things space, Barnes and Noble, Macy's) are permitted exterior signs as follows: 150 sq ft of sign surface area per sign with a maximum of 2 signs per tenant.
 8. Current / future tenants without direct parking lot access and fewer than 25,000 gross square feet of floor area (Sleep Outfitters, et al) are permitted one exterior sign not to exceed 60 sq ft of sign surface area.
3. The addition of a 10th condition:
 10. There shall be no more than 10 (ten) total exterior signs permitted for interior tenants without direct parking lot access.

Mr. Kronenberger seconded.

Mr. Friedman asked for any other discussion.

Seeing none, Mr. Kronenberger called the roll.

Mr. Friedman - AYE

Mrs. Flanagan - AYE

Mr. Mees - AYE

Mr. Kronenberger - AYE

Item 5. - Trustees Report

Mr. Bickford stated that case 2010-04P2 that was discussed at the January 10, 2011 Zoning Commission meeting was approved by the Board of Trustees.

