

June 13, 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 p.m. on Monday, June 13, 2011.

Item 2. – Roll Call of the Board

Mr. Barrick called the roll.

Members Present: Mr. Friedman, Mr. Barrick, Mr. Kronenberger, Mrs. Flanagan,
and Mr. Roos. Mr. Mees had an excused absence.

Staff Present: Greg Bickford and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the May 9, 2011 meeting minutes.

Mr. Friedman asked for any corrections to the May 9, 2011 meeting minutes.

Mr. Friedman entertained a motion to approve the May 9, 2011 meeting minutes.

Mrs. Flanagan moved to approve the May 9, 2011 meeting minutes.

Mr. Barrick seconded.

All voted – yes.

Item 4. – New Business

2011-06MA
Kenwood Towers LLC
8010 Montgomery Road
Major Adjustment to a PUD

Mr. Bickford presented the case and the case history in a power point presentation. Mr. Bickford noted that the address for this development would change upon the completion of the new access road in the next 60 days or so. He also noted that there was no signage approved in the original PUD.

The board asked questions of Mr. Bickford.

Mr. Friedman asked if the applicant had any comments.

Mr. Jeffrey Chamot of 2135 Dana Avenue, Cincinnati, OH 45207, representing the applicant Kenwood Towers LLC/Neyer Properties and Mr. Jesse Cassedy of 2328 Florence Avenue, Cincinnati, OH 45206, representing Atlantic Sign Company, addressed the Board.

Mr. Chamot stated potential tenants for the hotel and office buildings will usually inquire about the amount and type of signage permitted before committing to the development.

Mr. Friedman stated that while he could see the need for the real estate signage along I-71, it seemed premature to seek approval for the permanent signage when the applicant had not finalized the project and did not know the number of tenants that would be included in the development, nor what kind of building signage they would seek in the future.

Mr. Chamot stated his company believes that having approval for at least some of the permanent signage would make it easier for them to secure potential tenants. They would come back to the board in the future to seek approval for signage on the buildings themselves.

Mr. Cassedy explained how the proposed size of the signage was determined. He also stated that the proposed sign on Montgomery Road would use the existing structure from the existing sign.

The board asked questions of Mr. Bickford and the applicant.

Mr. Friedman asked if there was anyone from the public present who would like to comment on the proposal.

Mr. Charles T. Myers of 4720 Duneden Avenue, Cincinnati, OH 45236 addressed the board. Mr. Myers asked for clarification regarding the blank panels on the proposed signage.

Mr. George Hann of 7475 Quail Hollow road, Cincinnati, OH 45243 raised concerns about light from the proposed temporary signs along I-71 shining onto his property. Mr. Cassedy stated that those signs would not be illuminated.

Mr. Friedman entertained a motion.

Mrs. Flanagan moved to consider Case# 2011-06MA.

Mr. Kronenberger seconded. Mr. Kronenberger then moved to add a condition to limit the length of time the temporary sign would be permitted to remain in place along I-71. He also stated that he was in agreement with Mr. Friedman in that it was premature to consider permanent signage for this development.

The board discussed the issues brought before them.

Mrs. Flanagan made a motion to consider Case# 2011-06MA with the following conditions:

1. The proposed temporary real estate sign must be removed within 6 months of completion of the shell of the newly constructed buildings or within 3 years of being erected, whichever is sooner.

2. The board will not consider any permanent signage for the development at this time.

Mr. Kronenberger seconded.

Mr. Barrick called the roll.

Mr. Barrick - AYE

Mr. Friedman - AYE

Mrs. Flanagan - AYE

Mr. Kronenberger - AYE

Mr. Roos - AYE

Mr. Bickford noted the case would be heard by the Trustees on July 7, 2011 at the tentative time of 6:30 p.m.

Item 5. - Trustees Report

Mr. Bickford reported that case# 2011-04MA was still in the process of negotiations with the Board of Trustees and had not yet been approved.

Item 6. - Date of Next Meeting

Mr. Friedman noted the date of the next meeting - Monday, July 11, 2011.

Item 7. - Adjournment

Mr. Barrick moved to adjourn.

Mr. Kronenberger seconded.

All voted yes.

Meeting adjourned at 7:45 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant