

September 12, 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

Mr. Friedman called the regular meeting of the Zoning Commission to order at 7:08 p.m. on Monday, September 12, 2011.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Members Absent: Mr. Kronenberger, Mr. Barrick and Mr. Roos

Staff Present: Greg Bickford and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedman stated the first order of business was to approve the July 11, 2011 and August 8, 2011 meeting minutes. Mr. Friedman suggested postponing approval of the minutes to the October meeting when more members of the commission would be present to vote.

Item 4. – New Business

2011-12MA
KAP Signs
7500 Kenwood Road
Major Adjustment to a PUD

Mr. Bickford presented the case and the case history in a power point presentation. The board asked questions of Mr. Bickford.

Mr. Friedman asked if the applicant had any comments.

Mr. David Blang of KAP Signs, 1608 Kuntz Road, Dayton, OH 45406, representing the applicant and Mr. Paul Wolenski of Sterling Jewelers, parent company of Jared Jewelers, 375 Ghent Road, Akron, OH, 44333, addressed the Board. Mr. Blang stated that the request for an additional building sign on the west elevation of the building facing Kenwood was to gain visibility for Jared Jewelers to traffic coming off I-71 N and going north on Kenwood Road.

The board asked questions of the applicant.

Mr. Friedman asked if there was anyone from the public who wished to comment. No response.

Mr. Bickford stated the lot was unusual because of the multiple frontages but that only one frontage could be used to determine their amount of signage.

The board discussed the issues brought before them.

Mr. Friedman entertained a motion.

Mrs. Flanagan moved to consider Case# 2011-12MA.

Mr. Mees seconded.

Mr. Mees called roll.

Mr. Friedman – NEA

Mrs. Flanagan – NEA

Mr. Mees – NEA

Mr. Bickford noted that the case would be heard by the Trustees on October 6, 2011.

2011-13P1
Landquest Services, LLC
8877 & 8893 Montgomery Road
PUD1

Mr. Bickford presented the case and the case history in a power point presentation. Mr. Bickford noted that as an Administrative PUD1, the case would not be heard by the Trustees therefore the decision of the Zoning Commission would be binding.

The board asked questions of Mr. Bickford.

Mr. Friedman asked if anyone was present representing the applicant.

Mr. Randy Green, the applicant, of Landquest Services, LLC, 4225 Walton Creek, Cincinnati, OH 45243, addressed the board. Mr. Green introduced Anne McBride, of McBride Dale Clarion, 5725 Dragon Way Suite 220, Cincinnati, OH 45227, who would be speaking on his behalf. Ms. McBride stated that they are proposing to consolidate two existing parcels in a PUD1 development of six single family homes below the permitted density. Ms. McBride noted that the architect and engineer were present and available to answer questions about the project. Ms. McBride explained that the setback requirements for the perimeter of the development were generally met; however, they were requesting some leeway with the interior setbacks along the lines of a zero lot line or cluster development. Ms. McBride explained the buffer plan and stated that the development was consistent with the Land Use Plan for Sycamore Township.

Mr. Mike Wenz, the architect, of 8220 Shawnee Run, Cincinnati, OH 45243, addressed the board. Mr. Wenz explained that the houses would be cottage style, single floor living built with quality materials.

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

Mrs. Flanagan inquired as to whether the applicant had developed a plan for the property that included five houses instead of the six shown on the plan submitted. The applicant responded yes.

Mr. Jonathan Evans, the engineer, of 4240 Airport Road, Cincinnati, OH 45226, addressed the board in response to questions regarding drainage on the property. Mr. Evans stated that there would be a storm water detention pond near the Montgomery Road side of the development.

Mr. Friedman opened up the floor for questions from the public.

Mr. Harry Hake, of 8869 Montgomery Road, Cincinnati, OH 45236, expressed concern about the proposed 23 ft. setback abutting his property in Pinehurst. He stated that he would like to see the rear elevations of the proposed houses and more information on a landscaping plan for the south property line of the development.

Mrs. Albina Hake, of 8869 Montgomery Road, Cincinnati, OH 45236, stated her concern about water draining onto her lot from the proposed development and that she felt very strongly that there should not be any exceptions to setback regulations.

Mr. Hake stated that by developing the site to maximum density, it would be very crowded.

Mr. Craig Brockway, of 8871 Montgomery Road, Cincinnati, OH 45236, seconded the concerns raised by the Hakes and stated that he feared the elevations of the proposed houses would negatively affect their property values.

Ms. Karyn Dyehouse, of 7742 Highgate Place, Cincinnati, OH 45236, said that the area is now an eyesore and that she was pleased there was a proposal to improve it. However, she still had some concerns about congestion and getting in and out of the neighborhood during construction and afterward.

Ms. Jennifer Turner, of 7753 Glenover Drive, Cincinnati, OH 45236, stated she was also concerned about traffic, the proposed 8 to 10 ft setback from her property and the density of the development.

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

Mr. Mees asked for clarification on setbacks and the elevations of the proposed patios.

Mr. Wenz and Mr. Evans addressed questions about drainage and patio grades. Mr. Evans stated that the downspouts would all drain into a central line underground and that the patios would be at grade.

Ms. McBride addressed questions about fencing, stating that a fence would be interspersed with landscaping to make it more visually appealing.

Mr. Green addressed concerns about landscaping, building materials and maintenance of the private road.

Ms. Meg Vanatsky, of 8884 Appleknoll Lane, Cincinnati, OH 45236, stated that making left hand turns onto Montgomery Road out of the neighborhood was already a challenge, and that she was concerned about this creating more traffic problems.

Mr. Brockway reiterated that he would like assurance that drainage from the development to his property would not be a problem.

Mrs. Hake stated that there is not a continuous line of landscaping along the south side of the property, as shown in the color renderings brought by the applicant, but that it is very sporadic.

Ms. McBride noted that there are some PUD1 options with a 25 ft. setback

Mr. Friedman stated that the assurances the applicant gave verbally in regards to landscaping and building materials are not binding as the commission can only approve what is in writing in the plans submitted. Mr. Friedman said he would give the applicant the option to continue the case to the October meeting if he would like to provide more detailed plans to the Zoning Commission for consideration.

Mr. Green and Ms. McBride stated that they would like to continue the case to the October meeting in order to provide more detailed plans.

Mr. Friedman stated that case# 2011-13P1 would be continued until the next regular meeting of the Zoning Commission to be held on Tuesday, October 11, 2011 at 7pm.

Item 5. – Old Business

2011-11T

Sycamore Township

8540 Kenwood Road

Text Amendment banning internet cafes

Mr. Mees moved to vote on Text Amendment 2011-11T.

Mrs. Flanagan seconded.

Mr. Mees called roll.

Mr. Friedman – AYE

Mrs. Flanagan – AYE

Mr. Mees – AYE

Item 6. – Date of Next Meeting

Mr. Friedman noted the date of the next meeting – Tuesday, October 11, 2011. The meeting will be held on a Tuesday as opposed to the usual Monday because of the Columbus Day Holiday.

Item 8. – Adjournment

Mr. Mees moved to adjourn.

Mrs. Flanagan seconded.

All voted yes.

Meeting adjourned at 8:24 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant