

May 14, 2012

Mr. Roger Friedman – Chairman  
Mr. Rich Barrick – Vice-Chairman  
Mr. Tom Kronenberger – Member  
Ms. Anne 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 7:00 p.m. on Monday, May 14, 2012.

**Item 2. – Roll Call of the Board**

Mr. Mees called the roll.

Members Present: Mr. Friedman, Mr. Barrick, Mr. Kronenberger, Ms. Flanagan, Mr. Mees 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 February 13, 2012 meeting minutes.

Mr. Friedman asked for any corrections to the February 13, 2012 meeting minutes.

Mr. Friedman entertained a motion to approve the February 13, 2012 meeting minutes.

Ms. Flanagan moved to approve the February 13, 2012 meeting minutes.

Mr. Barrick seconded.

All voted – yes.

**Item 4. – New Business**

2012-04MA  
PCA Architecture (US Bank)  
7739 Montgomery 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. Barrick inquired about the empty space in the middle of the plan.

Mr. Bickford stated that would be green space.

Mr. Barrick asked for clarification on the traffic pattern.

Mr. Bickford explained that access to the proposed new US Bank would either be from its own curb cut or through the adjacent First Financial Bank. There would be no direct access to Montgomery Road.

Mr. Mees asked for clarification on the dumpster location and on the screening of rooftop mechanical units.

Mr. Bickford stated the applicant would have to provide more information on such screening.

Mr. Kronenberger expressed concern that the proposed landscaping along Montgomery Road would hide the sign at the adjacent office building.

Mr. Bickford said that the landscaping along Montgomery Road is existing and does not block view of the sign.

Mr. Friedman asked if anyone was present representing the applicant who wished to speak.

Mr. Jim Kaiser, of PCA Architecture, 14 E. 8<sup>th</sup> St., Covington, KY 41011, addressed the Board. Mr. Kaiser stated the empty square space Mr. Barrick asked about would not be developed but would remain green space. He said the mechanicals will be mounted in recessed areas of the roof so that they will be screened from view. Mr. Kaiser explained that the current location of the US Bank had problems with customers accessing the parking lot as well as issues with the ATM line backing up into the street. The proposed new location would provide easier access to customers and better traffic flow through the ATM. Also, the bank leases its current location and would own the out lot at Redstone.

Mr. Friedman asked if anyone from the Board had questions for the applicant.

Mr. Kronenberger asked if the applicant had read the staff report and if he had any issues with the suggested conditions listed.

Mr. Kaiser said he had read the staff report and had no concerns about the conditions.

Mr. Friedman entertained a motion.

Mr. Mees moved to consider case# 2012-04MA.

Mr. Kronenberger seconded.

The Board discussed the issues brought before them.

Mr. Friedman moved to amend the original motion to include the following conditions and variances listed on the staff report:

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution are to be adhered to.
2. No outdoor advertising, bench billboards, or light post advertising be permitted on the site
3. No telecommunications towers be permitted on the site
4. The landscaping plan be approved by staff prior to the issuance of a Zoning Certificate

5. A material Board is to be presented and approved by the Board of Trustees prior to the issuance of a Zoning Certificate.
6. A lighting / photometric plan is to be approved by staff prior to the issuance of a zoning certificate.
7. Exterior mechanical units are to be completely screened from view by materials similar to those used on the construction of the building.
8. All landscaped areas are to be irrigated.

With the following variances:

1. Understory trees are allowed in required buffer yards per staff approval.
2. Shrub reductions are allowed in the required buffer yards per staff approval.
3. The required vehicular use landscaping may be placed only on two sides of the structure.
4. Understory trees may be substituted for canopy trees for the interior landscaping as approved by staff.

Mr. Kronenberger seconded.

Mr. Mees called roll.

Ms. Flanagan – AYE  
Mr. Barrick – AYE  
Mr. Friedman - AYE  
Mr. Kronenberger – AYE  
Mr. Mees – AYE

Mr. Bickford noted that the case would go before the Trustees on June 6, 2012.

**Item 5. – Date of Next Meeting**

Mr. Friedman noted the date of the next meeting – June 11, 2012.

**Item 7. – Adjournment**

Mr. Mees moved to adjourn.

Mr. Barrick seconded.

All voted yes.

Meeting adjourned at 7:19 p.m.

Minutes Recorded by: Beth Gunderson  
Planning & Zoning Assistant