

September 8, 2014

Mr. Roger Friedmann – 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. Friedmann called the regular meeting of the Zoning Commission to order at 7:00 p.m. on Monday, September 8, 2014.

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

Members Present: Ms. Flanagan, Mr. Roos, Mr. Friedmann, Mr. Kronenberger and Mr. Mees

Members Absent: Mr. Barrick

Staff Present: Greg Bickford, Harry Holbert and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the July 14, 2014 meeting minutes.

Mr. Friedmann asked for any corrections to the July 14, 2014 minutes.

Mr. Friedmann entertained a motion to approve the July 14, 2014 meeting minutes.

Mr. Mees moved to approve the July 14, 2014 meeting minutes.

Mr. Kronenberger seconded.

All voted – yes.

Item 4. – New Business

2014-10MA
Anne F. McBride, FAICP
7714 Montgomery Road
Major Adjustment to a PUD

Mr. Bickford presented the case and case history in a power point presentation. Mr. Bickford stated the applicant is requesting a Major Adjustment to a PUD in order to redesign the façade of the existing Buffalo Wild Wings and install new signage.

Mr. Friedmann asked if the applicant was present and wished to speak.

Mr. Greg Dale, of McBride Dale Clarion, 5725 Dragon Way, Cincinnati, OH 45227, addressed the Board. Mr. Dale said there are three (3) existing signs at the Buffalo Wild Wings measuring a total of 77 square feet. He said the Sycamore Township Zoning Resolution allows for 80 square feet of signage for the tenant space in question. The redesigned façade reduces the number of signs to two (2) and the total signage to 75 square feet.

Mr. Friedmann asked if any of the submittal documents noted the square footage proposed.

Mr. Dale answered yes but it was buried in the technical plans. He would be willing to submit something that more clearly states the sizes.

Mr. Friedman asked for a breakdown of the square footage of each sign.

Mr. Dale stated the lettering would be 47.1 square feet and the logo would be 28.2 square feet.

Mr. Friedmann asked if anyone from the public wished to comment. No response.

Ms. Flanagan moved to consider case 2014-10MA with the two proposed signs permitted up to the maximum square footage allowed by the zoning resolution.

Mr. Mees seconded.

The Board discussed the issues brought before them.

Ms. Flanagan stated the new façade and signs would be suitable for the space and since they are under the maximum permitted by the zoning resolution should be approved.

Mr. Friedmann agreed.

Mr. Kronenberger noted that he appreciated the staff comments regarding the EIFS, however, in his opinion; the proposed signs are compatible with the rest of the shopping center.

Mr. Mees called roll.

Ms. Flanagan – AYE

Mr. Roos – AYE

Mr. Friedmann – AYE

Mr. Kronenberger - AYE

Mr. Mees – AYE

Mr. Bickford noted the case would be heard by the Board of Trustees on October 2, 2014, time to be determined.

2014-11P1

Camden Group, LLC

7879, 7901, 7921 Keller Road

PUD1

Mr. Bickford presented the case in a power point presentation. Mr. Bickford said the submitted application was for an Administrative PUD, therefore the Zoning Commission's decision would be final and either party may appeal to the Board of Trustees. Mr. Bickford said in 2003 the Sycamore Township Zoning Resolution was changed so that any proposal for panhandle lots must come through the Zoning Commission for approval as a PUD1. The lots must meet minimum area and zoning requirements for setbacks.

Mr. Kronenberger asked for clarification on surrounding houses if there are panhandle lots in the area.

Mr. Bickford answered yes, however, they were built prior to the 2003 change in the Zoning Resolution.

Mr. Mees asked about the road going into the proposed new lots.

Mr. Bickford said it would be a private drive.

Because of the large crowd in attendance, Mr. Friedmann reviewed the procedure for addressing the Board during the hearing.

Mr. Friedmann asked if the applicant was present and wished to speak.

Mr. Craig Abercrombie, the civil engineer for the project, of 3377 Compton Road, Cincinnati, OH 45251, addressed the Board. Mr. Abercrombie said he made the application on behalf of Camden Homes.

The Board asked questions of the applicant.

Ms. Flanagan asked if Mr. Abercrombie had any more information besides the layout of the lots. She noted it would be difficult to evaluate the plan based on the criteria the Board must consider with so little information.

Mr. Abercrombie answered the applicant intended to obtain approval for the PUD1 then move forward with more details of the design.

Mr. Friedmann asked if the three existing lots in question were part of a subdivision.

Mr. Abercrombie answered no.

Mr. Friedmann asked if Camden Group already owned any of the lots.

Mr. Abercrombie answered no.

Mr. Dutch Cambuzzi, Camden Homes, LLC, 4565 E. Galbraith Road, Suite A, Cincinnati, OH 45236, addressed the Board. Mr. Cambuzzi said he respected the fact that so many people from the neighborhood were in attendance. He pointed out that there are already three lots there so the net difference, if the PUD1 were approved, would only be two lots. He showed the Board an example rendering of the type of home he would build. He noted the development could not be completed without all engineering and technical requirements being met and added that the development would be an enhancement to the neighborhood.

Mr. Kronenberger asked for the definition of a subdivision.

Mr. Bickford answered a Minor Subdivision would have under six lots and a private drive; a Major Subdivision would have a public roadway and must also be approved by Hamilton County.

Mr. Kronenberger asked the applicant about drainage on the site.

Mr. Abercrombie and Mr. Cambuzzi noted those details would be worked out by meeting all of the requirements of Hamilton County as far as storm water and the Metropolitan Sewer District.

Mr. Friedmann asked if anyone from the public wished to comment.

Cathy Gould, of 8529 Concord Hills Circle, addressed the Board in opposition to the proposed project and presented a petition representing 91 homeowners also opposed to the proposal. Ms. Gould referred back to the A35 zoning designation and changes to the Zoning Resolution in

2003 prohibiting panhandle lots. She said developers have done enough damage to the neighborhood and requested that the Zoning Commission deny the request.

Mr. Steve Chapel, of 8011 Keller Road, stated that he lives on a panhandle lot. He said the Board should consider the integrity of the neighborhood and that the proposal was about two lots, not the required four that was necessary for PUD1 approval. He expressed concerns about environmental impacts, privacy and traffic.

Julie Kellam, of 8437 Owlwoods Lane, stated she cares deeply about the preservation of the neighborhood. She also expressed concerns about water and sewer systems and her fear that approving this proposal would set a precedent.

Mr. Dick Hartz, of 7820 Kugler Mill Road, also expressed concerns about drainage issues stating parts of his yard are already difficult to mow because it is too wet.

Scott Cooper, of 7755 Keller Road, said a denial from the board would be in the best interest of the neighborhood. He too had concerns about drainage and said that the Board represents the community and the community was clear about its opinion on this case.

Mr. Bill Cunningham, of 8036 Keller Road, said the A35 zoning designation was supposed to stop this kind of development from happening. He said if the Zoning Commission approves the request; it will set a precedent resulting in more developers coming forward asking for the same thing. Mr. Cunningham said this would fundamentally change the character of the neighborhood.

Mr. David McMillen, of 7903 Kugler Mill Road, said he was new to the neighborhood and was drawn to it by the large, private lots. He stated he is against the proposal.

Ms. Melissa Snyder, of 7867 Keller Road, addressed the Board stating her house is the closest to the properties in question. She expressed concern about loss of privacy and said the proposed lots are not consistent with the character of the neighborhood. Ms. Snyder said she is worried about drainage issues and how the site would be graded; adding that the submitted plans did not have enough information.

Jeff Studebaker, of 7867 Keller Road, agreed the plans submitted were insufficient and said he worried about the fate of mature trees.

Kate O'Dell, of 8039 Keller Road, addressed the Board to say she is opposed to the plan.

Ray Laubenthal, of 7936 Keller Road, echoed previous sentiments about the proposal changing the character of the neighborhood and that it could create drainage problems.

James Rogers, of 7878 Kugler Mill Road, said he shared concerns already expressed and worried that sewers would come through his property to get to Kugler Mill Road.

Bill Bramlage, of 8008 Keller Road, asked the Board to keep the neighborhood the same and said he agreed with comments from Bill Cunningham and Julie Kellam.

Susan Walton, of 8500 Miami Road, addressed the Board to say she is opposed to the plan.

Ms. Jennifer Schaefer, of 8418 Concord Hills Circle, said her property already has problems with storm drainage and erosion and submitted photographs to Mr. Friedmann of her yard.

Mr. Wayne Gilsdorf, of 7805 Keller Road, said he did not understand why the ban on panhandle lots did not apply in this situation.

Mrs. Susan Laubenthal, of 7936 Keller Road, asked why Zoning Commission had the final decision on the application.

Mr. Walt Sweeney, of 8157 Deerpath, stated he was concerned about drainage and run-off.

Mr. Cambuzzi addressed some of the concerns of the public. He stated the sewers would not run toward Kugler Mill and that MSD had indicated sewer access is available. Hamilton County Planning and Development had given storm water concept approval for the project. He said the concept review lists criteria that must be met for the final design. Mr. Cambuzzi said he had no intention of doing anything to the driveway to the west and added that mature trees sell houses so he intends to preserve them. He said the plan would not have an overwhelming impact on the community and was in keeping with the spirit and intent of the A35 zoning.

Mr. Friedmann asked if the applicant owned any of the lots or had contracts to buy contingent upon approval of the PUD1 request.

Mr. Cambuzzi said he had contracts contingent upon the approval but did not own any of the lots currently.

Mr. Friedmann closed the floor to comments from the public.

Mr. Kronenberger moved to consider Case 2014-11P1.

Ms. Flanagan seconded.

The Board discussed the issues brought before them.

Mr. Kronenberger said panhandle lots are still permitted just not as of right; they have to be approved via the PUD1 process. He said the PUD request must be viewed within the guidelines of the Zoning Resolution. The proposed plan is not really a panhandle configuration but two lots being put in the back of three existing properties. He disagrees with passing it and getting the details of the development at a later date. He said the applicant did not submit enough information.

Ms. Flanagan agreed there was not enough information.

Mr. Mees stated the proposed plan would not be a good fit for the neighborhood and was incompatible with surrounding land use. The proposal is not innovative and is lacking in detail and does not meet the criteria for PUD1 approval.

Mr. Roos agreed and said he understood the public's concern about drainage.

Mr. Friedmann said Camden Land Group builds fine homes and that the regulations for a PUD1 application are met in that the proposal has four or more lots, two of which happen to be panhandle. Mr. Friedmann said he agreed with Mr. Mees that the plan does not have detail and there are too many unanswered questions making it inappropriate as a PUD.

Mr. Mees called roll.

Ms. Flanagan – NEA
Mr. Roos – NEA
Mr. Friedmann – NEA
Mr. Kronenberger - NEA
Mr. Mees – NEA

Mr. Bickford explained the intent of Section 3-5.16 of the Zoning Resolution. He said the Township cannot arbitrarily prohibit panhandle lots because a healthy community must have residential choices. The PUD1 process was added to have some control over this kind of development.

Item 5. – Trustees Report

No report.

Mr. Friedmann stated the date of the next meeting would be Tuesday, October 14th because of the Columbus Day holiday.

Item 6. – Adjournment

Mr. Roos moved to adjourn.

Ms. Flanagan seconded.

All voted yes.

Meeting adjourned at 8:57 p.m.

Minutes Recorded by: Beth Gunderson
Planning & Zoning Assistant