

June 13, 2016

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 5:02 p.m. on Monday, June 13, 2016

Item 2. – Roll Call of the Board

Mr. Mees called the roll.

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

Members Absent: Mr. Barrick

Staff Present: Greg Bickford and Beth Gunderson

Item 3. – Approval of Minutes

Mr. Friedmann stated the first order of business was to approve the May 9, 2016 meeting minutes.

Mr. Friedmann asked for any corrections to the May 9, 2016 minutes.

Mr. Friedmann entertained a motion to approve the May 9, 2016 meeting minutes.

Mr. Mees moved to approve the May 9, 2016 meeting minutes.

Ms. Flanagan seconded.

All voted – yes.

Item 4. – New Business

2016-07MA
Michael DeVere, Outback Steakhouse
8240 Montgomery Road
Major Adjustment to a PUD

Mr. Bickford presented the case and case history in a Power Point presentation. Mr. Bickford pointed out the request is to update the façade of the existing Outback Steakhouse in the Kenwood SPI Overlay District, which requires the building materials used to be brick or stone. The proposal includes the use of wood and a dumpster enclosure that is CMU not Brick or stone. Mr. Bickford noted the property also received approval for a variance for a building sign earlier this year. The signs shown on this application exceed the amount approved by the variance. Mr. Bickford showed photographs of the existing conditions on the site and the renderings of the proposed new façade and outdoor waiting area.

The Board asked questions of Mr. Bickford.

Mr. Friedmann asked Mr. Bickford to point out the EFIS on the building.

Mr. Bickford said the latest design has no EFIS only wood.

Mr. Kronenberger asked when the Board of Zoning Appeals case for the sign was approved.

Mr. Bickford answered it was approved in 2016.

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

Mr. Michael DeVere, architect for the project, of 10 N. Spruce St. Suite 150, Asheville, NC, 28801, addressed the Board.

Mr. DeVere said he went through several renditions with his client noting it took them a while to agree to the overlay district's material requirements. The latest renderings now show the façade 80% brick or stone. Mr. DeVere pointed out the improvements which will be made to the trash handling area.

Mr. Friedmann asked about the wood in the outdoor seating area and asked if food or drinks would be served there.

Mr. DeVere said Outback Steakhouse is trying to make the waiting experience more comfortable by providing comfortable seating as well as shade and shelter from elements.

Mr. Friedmann asked if the wood would be painted or if it would have a more natural look.

Mr. Devere said the ceiling is natural wood but the wood around the outdoor area would be painted.

Mr. Friedmann asked Mr. DeVere about the signage.

Mr. DeVere said the signage will be submitted under a different permit.

Mr. Friedmann asked if the restaurant would be changing the existing freestanding sign.

Mr. Bickford said no changes to the freestanding sign have been proposed. He said the Board of Zoning Appeals approved one 57 square foot building sign. Mr. Bickford noted the code allows 47 square feet of building signage divided between two signs. He said Zoning Commission could grant more signage if they choose to do so.

Mr. Friedmann asked if the Board should consider signs when making a decision on the façade.

Mr. Bickford said ultimately the Trustees will decide if Outback Steakhouse may have the amount of signage approved by the Board of Trustees.

Mr. Friedmann asked if the applicant had looked at the six suggested conditions on the staff report.

Mr. DeVere answered yes and said he had no problems with it. He noted on the latest drawings, the dumpster enclosure will be split faced CMU which is permitted.

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

Mr. Patrick Brinkman, managing partner at the Outback Steakhouse, of 8240 Montgomery Road, Cincinnati, OH 45236, addressed the Board. He said the existing pole sign is dated and that he would like to improve that sign also at some point. Mr. Brinkman said he has wanted the façade and trash handling area to be improved for some time and noted he loves doing business in Sycamore Township.

Mr. James Stanley, of 8253 Montgomery Road, Cincinnati, OH 45236, addressed the Board. Mr. Stanley said the proposed designs are an improvement to what is there now. He said he is concerned about the landscaping. He said the row of crabapple trees along Montgomery is dying and he would like them to be replanted. As far as the seating out front for a waiting area, Mr. Stanley said that is fine as long as any noise is kept to the level it is currently.

Mrs. Elizabeth Stanley, 8253 Montgomery, Cincinnati, OH 45236, addressed the Board. Mrs. Stanley said when people pull in to the parking lot, headlights from the cars shine onto their property. She said it would be nice to have landscaping there to block the light from the headlights from reaching their property.

Mr. Friedmann closed the floor to comments and the Board discussed the issues brought before them.

Mr. Mees said he is confused about if the Board should be deciding about signage.

Mr. Bickford said if Zoning Commission does not address signage, then the Board of Zoning Appeals decision applies, if Zoning Commission decides to make conditions about signage, then the Zoning Commission decision would supersede the Board of Zoning Appeals approval.

Mr. Friedmann said he is not concerned about the little bit of wood as the proposed façade is a big improvement over the existing facade. Mr. Friedmann said the building signs should be in line with the Board of Zoning Appeals approval. He stated a landscaping plan should be submitted and approved by staff, noting the existing landscaping would most likely be damaged during construction.

Mr. Roos asked about a streetscape buffer requirement.

Mr. Bickford said staff would look at those requirements noting the architect has said he would be willing to submit a landscape plan.

Ms. Flanagan moved to consider case 2016-07MA with the six conditions suggested in the staff report:

1. Elevations approved as shown with materials as shown.
2. All mechanical units are to be completely screened from view.
3. A landscaping plan is to be approved by staff prior to the issuance of a Zoning Certificate.
4. The existing freestanding sign along Montgomery Road is to be reconstructed to be compliant with Section 13 of the Zoning Resolution either as a part of this approval with construction now or when any maintenance work or face change is performed on the sign.
5. The dumpster surround is to be constructed of brick, stone or split face CMU in a color to match the building.
6. Building signs as approved in BZA Case SYCB160005.

Mr. Kronenberger seconded.

Mr. Mees called roll.

