
**MINUTES OF SYMMES TOWNSHIP BOARD OF ZONING APPEALS
REGULAR MEETING
NOVEMBER 7, 2016**

The meeting was called to order at 7:00 p.m. Members of the Commission present were: Mr. Fowler, Ms. Harlow, Mr. Havill, Mr. Ruehlmann and Mr. Wolfe.

Also present were: Bryan Snyder, Hamilton County Zoning Inspector and Luanne Felter, Zoning Secretary.

MR. HAVILL announced that he is recusing himself from BZA 2016-11 for 10020 Lincoln Road since he resides in Camp Dennison.

MR. RUEHLMANN asked why the case was not being heard by the Zoning Commission.

MR. SNYDER stated that the applicant is requesting Nonconforming Use approval for a two-family use and commercial storefront within the existing building located in a "C" Single Family Residence District. Since the structure has been vacant for more than two years the Board needs to reestablish the use of the existing structure as a two-family dwelling and permit a commercial storefront on the first floor of the building. However, he discourages the Board from granting the use variance.

MR. RUEHLMANN wanted to know if it would be more prudent for the applicant to get a zone change.

MR. SNYDER stated that the Board has a duty to act on the request and cannot transfer the case to the Zoning Commission.

MR. RUEHLMANN asked the applicant if she wanted to proceed or withdraw her request.

AVELING HANSEN (8470 Camargo Road 45243) stated she is representing her mother who owns the property. Due to opposition from residents, she will withdraw the request and apply to the Zoning Commission for a zone change.

MR. WOLF made a motion to accept the withdrawal of BZA 2016-11 for the property located at 10020 Lincoln Road.

MS. HARLOW seconded the motion and the roll call vote was as follows: Mr. Havill – 'absent', Mr. Ruehlmann – 'aye', Mr. Wolfe – 'aye', Ms. Harlow – 'aye', Mr. Fowler – 'aye'.

MR. RUEHLMANN recessed the meeting at 7:20 p.m. to clear the meeting room.

MR. HAVILL convened the public hearing for BZA 2016-12 for the property located at 11800 Mason Road.

MR. SNYDER stated that Sycamore Presbyterian Church is requesting a modification to the Conditional Use to permit the construction of a third freestanding ground mounted sign near the entrance on Montgomery Road for identification and bulletin board purposes.

The proposed sign would measure 7 feet in height by 9.5 feet in width and include 66.5 square feet of sign area. Of this overall sign area 35.2 square feet would include an electronic variable message center display.

There may be sufficient reason to allow an additional sign given the large amount of frontage the church has on both Mason and Montgomery Road and the large size of the development overall, plus the large separation between the parking lots on the eastern and western sides of the site.

The proposed sign would be located adjacent to single family homes that have been constructed such that they face away from this portion of Montgomery Road and the rear yard areas facing the sign location generally include privacy fencing and vegetation that screens the sign from view of these properties.

Finally, the Board has approved signs with variable message centers at All About Kids and Montgomery Community Church both of which are located on Montgomery Road; however, those properties are located closer to commercial areas.

COLE BIELER (2725 W. US 22 & 3, Maineville) stated that the location of the front door of the church was moved to Montgomery Road during the renovations. They need a sign to mark the main entrance and identify the church since there are no signs on the building. The variable message center will provide church information and community messages such as amber alerts.

MR. WOLFE wanted to know how often the message would change on the display.

JACK TAYLOR (1753 Hunters Wood Court, Miami Township) stated that they plan to have scrolling messages change every 6-7 seconds but are flexible.

MR. SNYDER stated that scrolling is not allowed.

MR. FOWLER wanted to know if they would be willing to decrease the size of the sign.

PAUL POE (6590 Partridge Way, Mason) stated they want to be good stewards of the community; however, the property is used for community church programs and services every day and needs proper identification.

MR. BIELER said they put a lot of thought into the sign and think the size is appropriate. If the sign is not clearly visible as motorists travel along Montgomery Road they may get distracted.

MR. RUEHLMANN said he struggles with allowing such a large sign in a residential area. He suggested they have the property surveyed and come back with a better plan in 30 days. He asked Mr. Snyder if there were any specific times of operation for a reader board.

MR. SNYDER stated that there are no standards because it is not allowed. He will provide the Board and applicant with the dimensions of the sign at All About Kids and Montgomery Community Church so they can compare.

MS. HARLOW had concerns that the church may come back in five years asking for more variances. She suggested they establish a Master Plan.

MR. POE stated that they are built out and only have plans to renovate the church internally. Thirty days should be sufficient for them to come up with a better signage plan.

MR. RUEHLMANN made a motion to continue BZA 2016-12 for Sycamore Presbyterian Church for 30 days.

MR. WOLFE seconded the motion and the roll call vote was as follows:

Mr. Fowler – ‘aye’, Ms. Harlow – ‘aye’, Mr. Havill – ‘aye’, Mr. Ruehlmann – ‘aye’ and Mr. Wolfe – ‘aye’.

ADJOURNMENT

The meeting was adjourned at 8:49 p.m.

Approved: _____
Luanne Felter, Secretary