



FALL 2020

FALL FOR SYMMES CANCELLED



The Township will not be able to host the annual *Fall for Symmes* event with residents this year because of COVID but have made alternate plans.

“Even though we are not able to have our traditional *Fall for Symmes* event, Fall and all its beauty will still arrive in our

Township and we want to celebrate that” said Trustee Jodie Leis. “There is such beautiful foliage during the fall season—especially with our park system—so we want to do a few things to inspire people to get out and enjoy them with their family,” said Leis.”

The Township will decorate the Meade House, grounds, and the trail for the month of October. Some of the features will include a hay maze and a scarecrow display by Kim Hicks from Roomers.

In keeping with the theme, StoryWalk® will feature the book Room on the Broom by Julia Donaldson. As you know, StoryWalk® is an innovative and wonderful way for children — and adults — to enjoy reading while being outside in a healthy, park setting.

“Room on a Broom is perfect for the changing seasons and a great way to celebrate Halloween,” said Trustee Jodie Leis, who is working to create smaller social distancing ways to make up for the cancellation of *Fall for Symmes*.

The story features a friendly witch and her cat happily flying through the sky on a broomstick when the wind picks up and blows away the witch’s hat, bow, and wand. Luckily, three helpful animals find the missing items, and all they want in return is a ride on the broom. But is there room on the broom for so many friends?

LIGHT UP THE TOWNSHIP

SIXTH ANNUAL SYMMES TOWNSHIP MERRY & BRIGHT LIGHT CONTEST

What would the holidays be without all the sparkle and magic of Christmas lights and enormous inflatable snowmen? How about Santa on a roof?

It’s almost time for the annual holiday competition—*The Merry & Bright Light Contest* – and it’s never too early to start thinking about decorating your house for the holidays.

Pick a theme—any theme—and get started. Official judging will take place December 1st through December 14th. The winner will be announced on December 17th and awarded a \$50 gift card.



IN THIS ISSUE:

- Fall for Symmes
- Merry & Bright Light Contest
- New Businesses
- Land Use Plan
- Photography Contest
- The Great Holiday Light Challenge
- Zoning Text Amendments
- Clean Up/One Stop Drop Recycling Day
- Winter Reminders
- Operation Santa

BOARD OF TRUSTEES



PHIL BECK



KEN BRYANT



JODIE LEIS

FISCAL OFFICER



JOSEPH GROSSI

ADMINISTRATOR



KIM LAPENSEE

TRUSTEES UPDATING LAND USE PLAN FOR TOWNSHIP

Since April of 2019, the Symmes Township Trustees have been working on an update to the Township's Land Use Plan. The last update occurred in 2009, and in normal circumstances this plan should be reviewed every five years.

A Land Use Plan is a tool for decision making as it pertains to the structure and development of a community.

"The Township is making decisions daily that shape the future development of our community," said Township Trustee Phil Beck. "A comprehensive plan or a specific Land Use Plan becomes a vital tool to guide, analyze, and provide direction to our community's decision-making process."

There is an enormous benefit for Ohio Townships to periodically complete appropriate planning processes to assure that they are managing the growth and future viability of their communities.

"A comprehensive Land Use Plan establishes policies regarding the extent and intensity of development," said Township Administrator Kim Lapensee. "This includes some variation of the following: to accommodate future needs, to promote orderly growth, to provide a foundation for short-range decisions, and to provide guidelines for property owners."

While Land Use Plans are recommendations for the use of land and guide the type of development that should occur on a piece of land, it is not the same as zoning.

"Zoning is an actual tool for the implementation," said Beck. "Land Use Plans should guide the decisions for zoning."

PROCESS TIMELINE

February 2019: Township Trustees met in a work session to discuss hiring a contractor to update the Land Use map.

March/April 2019: The Township posted a news update on the website asking for volunteers to serve on the Land Use Review Committee. They also passed a resolution hiring the Hamilton County Regional Planning Commission to do the update.

September 2019: The Committee met for the first time to make decisions about the process and to determine which parcels they would look at based on best practices and additional guidance from a professional staff.

October/November 2019: The committee met two more times to review documents.

January 2020: The Township's Open House occurred on January 13th featuring comprehensive details on proposed changes and received subsequent comments from residents. The proposed maps were posted on the Township's website on January 27th with a request for feedback.

May 2020: The Land Use committee met as a group on Zoom to review feedback.

June 2020: The maps are updated and reposted on the website on June 23rd with the minutes from the Land Use Committee meetings.

July 2020: On July 7th, a public hearing was held to explain and display the proposed maps. After the meeting, the revised map was reposted on the website on July 22nd with a spreadsheet indicating the proposed changes to each individual parcel.

August 2020: On August 5th, the Land Use Committee meeting minutes were reposted for residents to review.

FINAL RECOMMENDATIONS

THE LAND USE COMMITTEE MADE THE FOLLOWING RECOMMENDATIONS TO THE BOARD OF TRUSTEES:

- **Loveland Madeira Road area** – Matched property lines to all of the areas behind the retail that were classified as industrial; expanded utility classification around the wastewater treatment plant that is owned by the County; there is a small area of retail that was expanded near Hopewell.
- **State Route 126 Glendale Milford Road area** – Matched property lines to zoning map in the Remington area.
- **North portion of Township** – Areas along Union Cemetery Road that were classified as office uses and are being used for commercial; near Governors Way there were many different land uses and most parcels are zoned and being used for offices and mixed use retail; Snider Road area just north of the interstate was changed from residential to general office use; Kemper Road area classified as retail and is being used for office.
- **Montgomery Road area** – Areas along Montgomery Road near Cornell and Kemper at Montgomery were reclassified to planned mixed use employment where there is currently office and retail uses mixed.
- **Camp Dennison area** – Area in ROW was classified as retail should be public use (near plant); intersection of Lincoln and Glendale Milford Road there are two parcels currently being used for retail uses; there is a parcel in Camp that the Daughters of the American Revolution owns and we recommend that this parcel be changed to public/semi-public.

GOING FORWARD

The Trustees have scheduled a public hearing at the Safety Services Center located at 8871 Weekly Lane for **Tuesday, October 6th at 7:00 p.m.** All are welcome to speak.

ZONING TEXT AMENDMENTS

The Symmes Township Trustees have been working on a Property Maintenance Code for the last four years. The arduous process began in June of 2016. After much review and consideration from Township residents, the Board adopted Resolution G2020-43 on June 2, 2020, which initiated changes to the zoning resolution. These proposed text changes went to the Planning Commission and Symmes Township Zoning Commission in July. The Zoning Commission continued their public hearing in July, August, and September 2020.

The proposed text which is also posted on www.symmestownship.org includes:

- **SECTION 51.4 GENERAL PROVISIONS** – will require sidewalks to be placed on all main roads and inside subdivisions when a new house is built so that sidewalks become developer funded instead of the taxpayers paying for the installation of sidewalks.
- **SECTION 51.5 GENERAL PROVISIONS** - will require general maintenance standards for properties stating that all structures and the property itself has be maintained and in good repair.
- **SECTION 62.14-3 A-A RESIDENCE DISTRICT** – will increase the setback to five feet instead of three feet for compost piles.
- **SECTION 66.14-3 A RESIDENCE DISTRICT** – will increase the setback to five feet instead of three for compost piles.
- **SECTION 70.14-3 A-2 RESIDENCE DISTRICT** – will increase the setback to five feet instead of three for compost piles.
- **SECTION 74.14-3 B RESIDENCE DISTRICT** – will increase the setback to five feet instead of three for compost piles.
- **SECTION 78.14-3 B-2 RESIDENCE DISTRICT** – will increase the setback to five feet instead of three for compost piles.
- **SECTION 82.14-3 C RESIDENCE DISTRICT** – will increase the setback to five feet instead of three for compost piles.
- **SECTION 143.3 RESIDENTIAL PARKING** – will require all new driveways and parking surfaces to be paved or a concrete surface and cannot be located any closer than the established side yard setback for that district. It will also disallow any commercial vehicles to be parked on the public street.
- **SECTION 143.4 PARKING OF BOAT, TRAILER, CAMPERS, RV OR MOBILE HOME** – will add the word camper to the title of this section and add camper and RV to the text which prohibits all of the above from being parked anywhere on the property except for the rear yard. It would also disallow parking of any those items on the public street. In previous years, no one was permitted to park an RV on their property; however, the RV was missing from the text and campers are considered RV's.
- **SECTION 171.7 ADDITIONAL USE, HEIGHT AND AREA REGULATIONS AND EXCEPTIONS** – increases the setbacks for all accessory structures from three feet to five feet so that all setbacks are consistent for accessory structures and uses.
- **SECTION 191 ZONING CERTIFICATES** – sets an expiration date for a zoning certificate at one year after issuance.
- **SECTION 319 SIGNS FOR RESIDENCE DISTRICTS, OTHER THAN THE “O” AND “E” DISTRICTS** – allows electronic message boards for governments, non-profits, churches, schools, and other clubs. The Township would like the ability to communicate more with the residents by installing an electronic message board on key properties. These new message boards would meet the same requirements as the retail section of the code.
- **SECTION 342.5 PLAY DEVICES IN REAR YARDS** – adds tree houses to the definition of play devices and increases the setback from three feet to five feet again so that all accessory structures are the same setback.
- **SECTION 346 FENCES AND WALLS** – requires a setback for fences if they are adjacent to the fire hydrant or electric box of five feet. This is so that the fire department can open a fire hydrant with a wrench and not hit the fence and it allows access to the electric box for the utility companies.

The Board of Trustees will hold a public hearing to discuss these changes at the Safety Services Center located at 8871 Weekly Lane on **Tuesday, November 3rd at 7:00 p.m.** Please email any questions or comments to [Kim Lapensee, klapensee@symmestownship.org](mailto:Kim.Lapensee@symmestownship.org).

NEW BUSINESSES IN THE TOWNSHIP

ReVolve | 8683 Fields Ertel Road | Offers nutritional shakes and energy drinks. To view Facebook page, go to www.facebook.com/REvolveNutrition



Redline Athletics | 10606 Loveland Madeira Road | Provides tailored training programs that best suit your individual and team goals. For information go to www.redlineathletics.com/loveland



CLEANUP /ONE STOP DROP RECYCLING DAY | SATURDAY, SEPTEMBER 26

Symmestownship is sponsoring a “One Stop Drop” collection site for recycling all your unneeded stuff on Saturday, September 26th from 9am to 3pm at Home of the Brave Park, 11605 Lebanon Road.

This one-day event will offer residents a convenient and responsible way to get rid of trash and other items that they may not need anymore. Important reminder: **In order to adhere to social distancing policies and keep everyone safe, residents will be required to wear a mask and unload their own items.**

Participants include:

GOODWILL - Bikes, dishes, glassware, toys, games, clothing, books, flat screen TVs and monitors. **No** furniture, large appliances or construction/building supplies are being accepted at this time. For information call 771-4800 Ext. 6273.

MATTHEW 25 MINISTRIES - Usable latex paint.

HABITAT FOR HUMANITY CINCINNATI RESTORE - Furniture, cabinets, doors, lawn & garden, clean mattresses & box springs, electronics (stereos, DVD & CD players), appliances (large and small,) light fixtures, ceiling fans, tools, housewares, windows (thermal pane only) and digital TVs.

SYMMES TOWNSHIP - Trash, tires, car batteries, scrap metal items and used motor oil. *No old appliances with freon will be accepted this year due to a change in EPA guidelines.*

PICTURE THIS! TOWNSHIP PHOTO CONTEST

The third annual Township Photography Contest will be held from October 1st through October 31st.

“Participants should submit images that best depict the Township’s beautiful topography, the dynamic, wonderful people, and the vibrant community life,” said Township Trustee Jodie Leis. “This includes everything from parks to streetscapes; landmarks to children; activities to quiet time.”

Enter high resolution digital photos in a .jpg or .gif format to lfelter@symmestownship.org. Include your name, address, telephone number, valid email, and location of photo. Participants may submit up to three photos each. Photos not taken in Symmes Township will be disqualified.

Prizes: First Place - \$100 gift card of their choice, 2nd place - \$50 gift card of their choice, 3rd place - \$25 gift card of their choice and Honorable Mention (Youth) - \$25 gift card of their choice.



FIFTH ANNUAL GREAT HOLIDAY LIGHT CHALLENGE RECYCLE THOSE OLD HOLIDAY LIGHTS

The Loveland Sustainability Council is hosting The Great Holiday Light Challenge, a friendly competition between Symmes and Loveland to see who can recycle the most holiday lights between November 27th through January 31st.

The drop-off site for Symmes residents will be at the Township Administration building.

“Since its inception, this project has diverted hundreds of pounds of lights from the landfill and supported the Great Parks of Hamilton County,” says Township Trustee Ken Bryant. “It is also an important sustainability endeavor that has made a tremendous impact on the environment.”

For the past four years, Symmes Township has won the competition with Loveland.

OPERATION SANTA 2020 | SATURDAY, DECEMBER 5 — *Please note that all times are approximate.*



ROUTE 1	
ARRIVAL TIME	LOCATION
5:00 PM	MORGANS TRACE & FARMCOURT
5:20 PM	ARABIAN & ROAN
5:40 PM	WALNUTRIDGE COURT
6:00 PM	STABLEHAND & STEEPLECHASE
6:20 PM	WITHERS & CUMMINGS FARM
6:40 PM	GATEWAY & SOLON
7:00 PM	BAINWOODS & HOPEWOODS
7:20 PM	SHADYSIDE & STONECREST
7:40 PM	KEMPERGROVE & OAKVALLEY
8:00 PM	SOUTHPORT LANE (MEET IN CUL-DE-SAC)

ROUTE 2	
ARRIVAL TIME	LOCATION
5:00 PM	SHADOWGLEN DRIVE
5:20 PM	CHATHAM WOODS & WINDY HILL
5:40 PM	RIVEROAKS & BRENTMOOR
6:00 PM	WILLOW & FOXGATE
6:20 PM	RICHLAND PARK & WATERS EDGE
6:40 PM	NEAR 10103 PLANTATION POINTE
7:00 PM	STONEBRIDGE & FARMSTEAD
7:20 PM	MEADOWKNOLL & COLEBOURNE
7:40 PM	BENTCREEK & STREAMSIDE
8:00 PM	SOMERSET & CARTER GROVE

OPERATION SANTA

AN EVENING OF CELEBRATING AND GIVING

Date: Saturday, December 5, 2020

Time: 5:00-8:30pm

Place: Three routes with many stops throughout the Township

Benefits: Toys and cash donations will be collected for the Dragonfly Foundation and St. Joseph's Orphanage.

Santa and his helpers will make their annual visit through Symmes Township neighborhoods on Saturday, December 5th starting at 5pm. In keeping with tradition, the event will be held on a Saturday evening to avoid conflicting school activities, and to make the evening a little merrier. The Township will adhere to social distancing guidelines if still in place.

“In the spirit of giving, we also encourage everyone to help Santa fill his big bag with new, unwrapped toys or cash gifts for the Dragonfly Foundation and St. Joseph’s Orphanage,” said Township Trustee Jodie Leis.

ROUTE 3	
ARRIVAL TIME	LOCATION
5:00 PM	PAULMEADOWS & HERITAGE
5:20 PM	PATRILLA & KEMPERWOODS
5:40 PM	PEMMICAN RUN & BIRCHBARK
6:00 PM	CYPRESSPOINT & NATHANSHILL
6:20 PM	SYMMESCREEK & SYMMESKNOLL
6:40 PM	PINEWOOD & RETVIEW
7:00 PM	TERWILLIGERSVALLEY & TERWILLIGERSRIDGE
7:20 PM	DONWIDDLE & SOUFFLE
7:40 PM	LOVELAND TRACE
8:00 PM	SYMBOLA & KOSINE



HELP THE ROAD CREWS THIS WINTER SEASON

- **Park vehicles off the street.** Driving a plow is challenging enough. Imagine having to steer around parked cars on a slippery street.
- **Remove items**, such as basketball hoops and garbage cans from the street/public right-of-way. This will enable plow operators to clear the roadway more efficiently.
- **If possible, wait until the plow has passed** before shoveling the area of a driveway near the street. The snow must be pushed to the side of the road, which also includes driveway entrances.
- **Do not deposit snow into the street** when using a snow blower or shoveling a driveway. This will require additional attention by road crews on their next pass and can create an unexpected hazard on an otherwise cleared street.

IMPORTANT EMERGENCY REMINDER

If you have a non-emergency issue—e.g. broken streetlight—please do not call 911. The Township gets billed for every call to this emergency lifeline. Instead, just call 513-677-7000 for assistance

SYMMES TOWNSHIP CALENDAR OF EVENTS

Visit us online for current news and events at symmestownship.org.

PRSRRT STD
US POSTAGE
PAID
PERMIT #5645
CINCINNATI, OH

