
**MINUTES OF SYMMES TOWNSHIP ZONING COMMISSION
REGULAR MEETING
MARCH 17, 2021**

The meeting was called to order at 7:00 p.m. Members of the Commission present were: Ms. Bucco, Mr. Etter, Mr. Flynn, Mr. Kessler and Mr. Reichman.

Also present: Bryan Snyder - Hamilton County Rural Zoning and Jana Grant - Zoning Secretary.

MR. FYLNN made a motion to approve the Agenda. Mr. Singler seconded the motion and the roll call was as follows: Ms. Bucco - 'yes'; Mr. Etter - 'yes'; Mr. Flynn - 'yes'; Mr. Kessler - 'yes' and Mr. Reichman - 'yes'.

MR. REICHMAN made a motion to approve the January 20, 2021 minutes. Mr. Flynn seconded the motion and the roll call was as follows: Ms. Bucco - 'yes'; Mr. Etter - 'Abstain'; Mr. Flynn - 'yes'; Mr. Kessler - 'yes' and Mr. Reichman - 'yes'.

FINAL DEVELOPMENT PLAN MODIFICATION:

CYNTHIA BUCCO called to order the public hearing for **SYMMES #87-8 GOVERNOR'S HILL UNION SAVINGS BANK BUILDING SIGN** to consider approval of a modification to a Final Development Plan to allow modification to a building sign larger than previously approved for the top of the southeastern building façade. The subject property is located at 8805/8845 Governor's Hill Drive, on the south side of Governor's Hill Drive, west of Mason Road and north of Chapelsquare Drive.

BRYAN SNYDER stated that the site was originally approved for a 150,000 square-foot retail development as part of two zone amendment cases in the 1970's that resulted in the subject site and surrounding restaurant and office complex being zoned "EE" Planned Retail. The surrounding areas were ultimately constructed in accordance with case Symmes #3-79 with the exception of the subject site. The site was never developed for commercial use despite the retail zoning of the property.

Mr. Snyder stated that in 1987, the subject site was rezoned from "EE" Planned Retail to "OO" Planned Office as part of case Symmes #87-8 to allow construction of a 250,000 square-foot four-story office building with an 1,124-space parking lot. The Final Development Plan for this case was approved in 1988 and construction occurred shortly thereafter. The development included entrances off Governor's Hill Drive and Chapelsquare Drive, a large water feature and green space area along Mason Road, and a small picnic area and green space at the intersection of Governor's Hill and Chapelsquare. The parking lot included several large landscape islands and long landscape beds between rows of parking. The approved landscape plan included trees and shrubs throughout the parking area and along all three street frontages.

Mr. Snyder advised that in 2007, a Modification to a Final Development Plan was to permit The Art Institute of Ohio to install a 200 square-foot wall sign on the top of the northwestern façade of the northern office building facing Interstate 71. This sign was constructed in accordance with the plan. However, this sign has since been removed.

Mr. Snyder stated that the approved parking lot plan was altered as part of an FDP Modification approved by the Symmes Township Zoning Commission in 2008 to replace a water feature, green space and landscape islands with 167 new parking spaces. This modification also included addition of two entry signs at the entrances to the development. The parking lot was again altered as part of an FDP Modification approved by the Zoning Commission in May 2014 to remove additional landscape islands for an additional 210 parking spaces, bringing to total parking on the site to 1,429 spaces for 250,000 square-feet of office. The two entry signs were approved to be located at the two main entrances with height and area that complied with the Zoning Resolution. These signs were constructed in accordance with the approved plan.

Mr. Snyder advised that in September of 2014 an FDP Modification was approved to allow an additional wall sign on the southwestern façade of the southern office building. The wall sign was approved with a maximum size of 67.1 square feet. This sign has also been installed in accordance with the approved plan.

Mr. Snyder stated that in December of 2019, an FDP Modification to allow the replacement of the two existing freestanding monument signs with two new larger freestanding signs was denied by the Zoning Commission. The two proposed signs were identical with a height of approximately 18 feet and an area of approximately 106 square-feet per side. The new signs were denied and the previously approved freestanding signs that complied with the height and area requirements of the Zoning Resolution remain on the site as previously constructed.

Mr. Snyder advised that the applicant is requesting to replace the previously installed 200 square-foot Art Institute sign with a new 200 square-foot Union Savings Bank sign in the same location as previously approved. This sign is permitted by the previous approval and is not subject of this FDP Modification. The applicant is also requesting to replace the existing 65 square-foot "Powernet" sign with a Union Savings Bank sign that would be 100.8 square-feet in size. The proposed sign would be on the same southeastern façade as the "Powernet" sign. The sign would be constructed with 5-inch-deep channel letters internally illuminated by LED lighting. Because this second sign is 35.8 square-feet larger than the sign previously approved for this façade, the sign must be considered as part of this Final Development Plan Modification request.

Mr. Snyder advised that the Zoning Resolution standards for wall signs in "OO" district states that for each office building 1.0 square-foot of sign surface area shall be permitted for each linear foot of building frontage (façade) with a maximum projection from the façade surface of 18 inches. As indicated on the plans submitted by the applicant, the southeastern façade of the office building in question is approximately 248 feet in length as measured along the main glass façade. The proposed 100.8 square-foot wall sign is 147.2 square-feet less than the maximum allowable wall sign and therefore no variance is needed as part of the FDP Modification request. Additionally, the development includes two separate buildings that are each permitted to have building signage. Since the two buildings are mirrored, they would both be permitted to have 248 square-feet of building signage for a total of 496 square-feet for the development. With the previously approved 200 square-foot sign on the northern building and the proposed 100 square-foot sign on the southern building, the site would include a total of 300 square feet, which would be 196 square feet less than is permitted by the Zoning Resolution.

JEFFREY REICHMAN wanted to know if they were approving just this sign and if a future tenant wanted to have a sign that did not meet the current "OO" standards, would they have to come back to the Zoning Commission?

Mr. Snyder stated that the Commission has the option to grant the sign on the southern building with the condition that the northern building be the same size. Or they can just take the southern building by itself and grant the 104 square-foot sign and leave the northern building completely alone which would allow in the future to let it go up to 200 square-feet because that is what currently is approved.

JOHN MEYER, Ray Meyer Sign Company, 8942 Glendale-Milford Road, stated that just for clarification the Staff Report has US Bank and it is actually Union Savings Bank. Both buildings are owned by Union Savings Bank and was recently purchased by them. They are asking for identical size signs on similar façades for the two buildings.

GREG KESSLER stated that he is in favor of the proposed sign. The only question he has is whether or not they want to have a condition approving it in conjunction with the north building which is currently permitted with 100 square footage.

Ms. Bucco stated that she agreed with Mr. Kessler.

MR. JEFFREY REICHMAN moved to approve Final Development Modification to Symmes 87-8; Governor’s Hill – Union Savings Bank to allow the two buildings within the “OO” Planned District to be limited to a maximum of 101 square-feet of building mounted signage located as shown on the plans submitted.

MR. KESSLER seconded the motion and the roll call was as follows: Ms. Bucco - ‘yes’; Mr. Etter - ‘yes’; Mr. Flynn - ‘yes’; Mr. Kessler - ‘yes’ and Mr. Reichman - ‘yes’.

OLD BUSINESS

None

NEW BUSINESS

None

ADMINISTRATIVE MATTERS

None

ADJOURNMENT

MR. FLYNN made motion to adjourn at 7:33 p.m. MR. REICHMAN seconded the motion and the roll call vote was as follows: Ms. Bucco - ‘yes’; Mr. Etter - ‘yes’; Mr. Flynn - ‘yes’; Mr. Kessler - ‘yes’ and Mr. Reichman - ‘yes’.

Approved:

Chairperson

Zoning Secretary