

April 18, 2022
7:00 P.M.

1. Call to Order
2. Roll Call
3. Guests and Residents
4. Old Business
5. New Business
 - A. An application from SHP on behalf of Sycamore Community Schools for a modification to the Final Development Plan of a previously approved Conditional Use for Sycamore High School at 7400 Cornell Road. The modifications include relocation of the scoreboard to the northeastern area of the stadium as well as various stadium-related signage proposals.
6. Staff Report
7. Council Report
8. Approval of Minutes: March 21, 2022
9. Adjournment

Planning Commission

**Modification of a Final Development Plan
Sycamore High School
7400 Cornell Road**

April 18, 2022

Applicant: SHP
312 Plum Street, Ste 700
Cincinnati, Ohio 45202

Property Owner: Sycamore Community Schools
5959 Hagewa Drive
Blue Ash, Ohio 45242

Vicinity Map:



Nature of request:

The applicant is working with Sycamore Community Schools on construction of additions to the existing High School and construction of a new stadium on the existing campus at 7400 Cornell Road that was previously approved by the Planning Commission as an expansion of a Conditional Use/Final Development Plan on January 18th, 2022. The school campus property is approximately 58.52 acres and houses Sycamore High School, athletic fields, and the Gregory Center. The project includes constructing a new stadium that started in March with anticipated completion by August 2022. The second phase is anticipated to occur April 2022 through September 2022 and will entail relocating the main entry to the east side of the building by adding a new entry canopy and reconfiguring the site drop-off and pick-up for busses and vehicles.

As the applicant proceeds with finalization of the plans, they have refined the location of the scoreboard and associated school/stadium signage. **The January 18th, 2022, approval condition required that new signage be reviewed and approved by the Planning Commission prior to installation.**

Zoning:

The property is zoned 'B' Single Family Residential and schools are a conditionally permitted use in the district. The original building on this site was constructed in 1975 with several additions and renovations over the years. The site is located on Cornell Road and bordered by I-71 and I-275. The City of Montgomery Public Works facility is located across Cornell Road to the south and is also a conditionally permitted use in the District. Several single-family homes are located along the south side of Cornell Road in the City of Montgomery and are also zoned 'B' Single Family Residential. Montgomery Towne condos are located on the south side of Cornell Road in Sycamore Township.

The previous Final Development Plan/Conditional Use approval also required the following:

- The applicant shall comply with the specific conditions for a conditional use permit listed in Section 151.2007(v) Schools, public and private.
- Events that regularly exceed the on-site parking capability of 2,985 visitors shall demonstrate that additional parking can be created on-site or through a shared parking arrangement.
- The parcels shall be consolidated into one lot.
- Should the future average attendance at events exceed 2,985 spectators per game for an entire season, the School will establish a permanent plan for additional parking or a shared parking arrangement.
- Sycamore Schools shall not schedule large events in the Natatorium or Auditorium during large events at the Stadium, which would cause the parking requirement to exceed the capability of the site.

- Addition of a sidewalk along the eastern driveway to provide pedestrian access to the stadium as approved by staff.
- Addition of a crosswalk on Cornell Road at Valleystream Drive, if deemed appropriate by the Traffic Engineer.
- The height of the stadium lighting shall be a maximum height of 80 feet.
- All bleachers, including the press box be approved to not exceed 45 feet and scoreboard to not exceed 35 feet.
- The six-foot vinyl coated chain link security fence be permitted as proposed.
- All parking lot lighting to not exceed a permitted a maximum height of 20'.
- All stadium lighting shall be turned off a maximum of 1 hour after events.
- Any evening events that end after 9 p.m. shall have cleanup activities occur the next day during daylight hours.
- New signage be reviewed and approved by the Planning Commission prior to installation.
- A dedicated ambulance access point, dedicated parking spot, and a gate added to the fence in the southeastern section of the stadium with a 12-foot drive to a pad next to the playing field be added as approved by the Fire Department.
- The location of fire hydrants shall be reviewed and approved by the Fire Chief.
- All new fire hydrants shall be Kennedy K-81A with a Storz outlet as required by the Fire Department.
- The final stormwater plan shall be in compliance with the stormwater concept plan.
- After a year in operation, Sycamore Community Schools will return for a review of event parking operations by the Planning Commission.

Findings:

Setbacks: The proposed scoreboard and other signage locations meets the setback requirements.

Lighting:

Scoreboard: The intent of the current scoreboard location was in some measure intentional to eliminate the LED portion of the board facing Cornell Road with the rear of the board oriented toward the Cornell Road. The newly proposed scoreboard location is approximately 725 feet from the nearest residence and approximately 375 feet further away from Cornell Road when located diagonally in the northeast corner. The applicant has provided illustrative documentation depicting that due to the grade changes, landscaping, and associated stadium structures the scoreboard will not be visible or have very limited visibility. Overall, even with the scoreboard's proposed location, the photometrics should still be within code tolerances.

Other signage should not significantly impact lighting requirements and per the application will not be visible from Cornell Road.

Signage: Planning Commission previous approval required that new signage be review and approve by Planning Commission prior to installation. Overall, the applicant is proposing signage for the ticket both, pedestrian entrance, a freestanding school name sign to be relocated from the Junior High School.

Staff Comments

During the January approval Planning Commission recognized the significance of the development for Sycamore Community Schools, which is one component of the facilities master plan. The code specifically recognizes stadiums as an associated use for schools but does not directly regulate the commonly associated signage and scoreboard aspects of stadium. Under the purview of the Conditional Use, Planning Commission required that new signage be reviewed and approved by the Commission in part to ensure conformance with the general criteria for Conditional Uses relating to the appropriateness regarding the existing and intended character of the general area.

As such, Planning Commission will need to review the modification to the scoreboard location as well as signage locations. The applicant has stated that the signage will not be visible from Cornell Road and that the scoreboard will be utilized/turned on for the typical 5 annual home football games with rare usage during daylight hours.

Overall, the applicant is proposing the following 4 permanent signs including (please note item 5 relates to ADA Parking signage):

Sign No.	Sign Type	Area SF	Dimensions	Top Above Grade	Material and Finish
1	Gateway Entry - Iconic Gateway Sculpture With Panel Signage	91	4'-8"W x 19'-6" H	32'	Steel Mesh: Painted Steel (Green)
		60	Letters-20"H; 36'W x 20"H	12'	Dimens letters: Painted Metal (Yellow)
		60	8.75'W x 16'H	30'	"AVES" Logo: Painted Metal (Yellow/Green)
2	Ticket Booths (2) - Dimensional Letter Signage	6.5	Letters: 12"H; Overall: 6.5'W x 1'H	8.5'	Painted Metal (Yellow)
3	Concession Building - Dimensional Letter Signage	53.5	Letters: 18"H; Overall: 13'W x 5.5'H	19'	Painted Metal (Green)
4	Concession Building - Panel Signage	36.5	16'H x 8.75'W	10'	"AVES" Logo: Painted Metal (Yellow/Green)
5	ADA Signage (6) - Post and Panel	2	1'W x 2'H (Van)	8'-4"	Metal with Painted Finish
		2.5	1'W x 2.5'H (ADA)	7'-10"	
6	Scoreboard Sponsor Sign	625	25'-2" x 24'-10"	35'	Vinyl Sheet: Colors unknown.

Additionally, the applicant is requesting to utilize the back of the scoreboard for purposes of temporary sponsorship signage which staff estimates to have a possible available area of 494 square feet. They have stated that the signage will only be visible to I-275 when clearing a portion of the surrounding vegetation.

Overall, staff recognizes that new school stadiums are not common occurrences. In the absence of detailed regulations to handle the multiple facets of school stadium construction such as signage, scoreboards, stadium lighting, etc., the regulations empower Planning Commission to address site issues to ensure an appropriate impact upon surrounding properties while balancing the typical uses for a school institution.

Staff believes the proposed new location of the scoreboard and permanent signage will not adversely impact the surrounding area while appropriately identifying the uses onsite. Regarding the rear scoreboard signage, staff understands the intent to provide for sponsorship opportunities that support the school. It should be noted that sponsorship signage will also be permanently present on a portion of the front of the scoreboard as well as digitally and only visible when onsite for events. The rear scoreboard has implications related larger billboard/offsite signage intended to advertise to a passerby on the interstate that should be discussed by the Commission to understand the overall community impact.

Should the Planning Commission approve Final Development Plan, Staff would recommend the following conditions:

- The scoreboard lighting shall be turned off a maximum of 1 hour after events.
- All other signage approved as submitted.



312 PLUM STREET, SUITE 700
CINCINNATI, OH 45202
(513) 381.2112

March 31, 2022

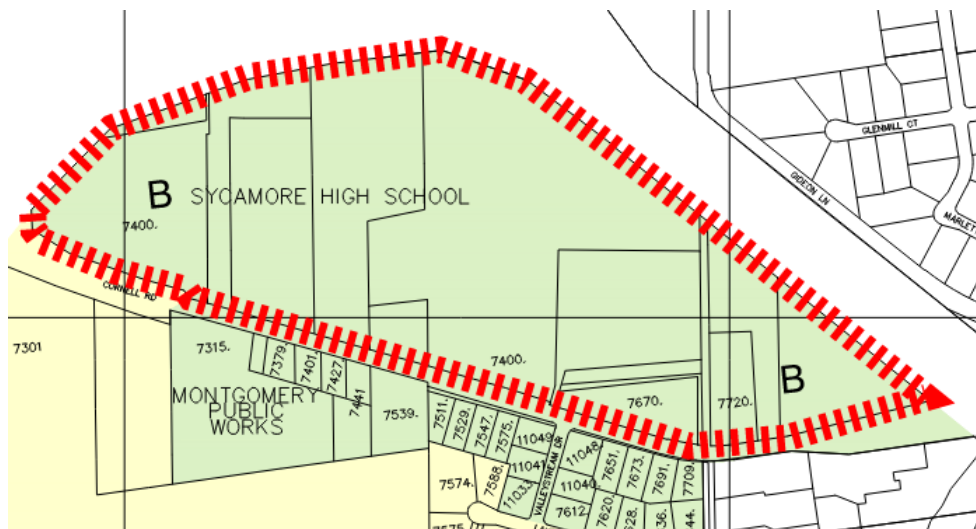
Kevin Chesar, Community Development Director
Zoning and Code Compliance Officer
City of Montgomery
10101 Montgomery Road
Montgomery, OH 45242

RE: Sycamore High School Stadium – Revise Scoreboard Location
7400 Cornell Road, Cincinnati, OH 45242
SHP Project No: 2019147.04

Dear Mr. Chesar:

On behalf of Sycamore Community School District / Sycamore High School (Owner) we are pleased to present the attached package to the City of Montgomery.

Sycamore Community School District originally built the Sycamore High School in 1975 on 58.521 acres. The site houses a variety of athletic spaces which include; the Gregory Center, soccer, track, tennis, baseball, softball and practice fields. The current site is zoned “B” Single Family having that same zoning across Cornell Road. Per City of Montgomery Zoning code “Schools” are a Conditional Use in “B” Single Family Districts. See image from City of Montgomery Zoning Map:



As part of the already approved Development Plan for the football stadium, the School District requests consideration for revising the location of the LED illuminated scoreboard from where it was originally indicated in the approved Development Plan. Although the scoreboard location and orientation would no longer be facing away from Cornell Road it would be set back approximately 375 feet further from the road and would be oriented southwest to more easily viewed from the home bleachers and press box. The school district would consider conditions for the duration of the use of the scoreboard.

The school district also requests consideration for using the back side of the scoreboard facing Interstate 275 for promotional graphics as a means of fundraising for the athletic program. The sign would be a static vinyl material, not an illuminated LED screen.

This signage will not be visible from Cornell nor from the residential properties across Cornell and therefore will have no impact on the neighborhood.

Thank you for your consideration of this project. Please let me know if you need additional information.

Sincerely,

SHP

A handwritten signature in cursive script that reads "Allison E. McKenzie".

Allison McKenzie, AIA
Principal



CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks Commission

Project Address (Location): 7400 Cornell Road, Cincinnati, OH, 45242

Project Name (if applicable): Sycamore High School Stadium

Auditors Parcel Number: 603-0026-0100

Gross Acres: 58.521 Lots/Units _____ Commercial Square Footage _____

Additional Information: _____

PROPERTY OWNER(S) BOARD OF EDUCATION OF THE SYCAMORE COMMUNITY SCHOOL DISTRICT Contact _____

Address 5959 HAGEWA DR. Phone: 513-686-1703

City CINCINNATI State OHIO Zip 45242

E-mail address weberb@sycamoreschools.org

APPLICANT SHP Contact Dan Behnfeldt

Address 312 PLUM STREET, SUITE 700 Phone: 513-381-2112

City CINCINNATI State OHIO Zip 45202

E-mail address dbehnfeldt@shp.com

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature

Beth A. Weber
ONLY

FOR DEPARTMENT USE

Print Name

Beth A. Weber, Treasurer

Date 3/31/2022

Meeting Date:
Total Fee:
Date Received:
Received By:



CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Planning Commission and Staff
City Hall
10101 Montgomery Road
Montgomery, Ohio 45242

Re: Review Subject Site

Dear Members and Staff:

As owner(s) of the property located at 7400 Cornell Road, Cincinnati, OH, 45242, we hereby grant permission to Members of the Planning Commission and City of Montgomery Staff to enter the property for visual inspection of the exterior premises. The purpose of said inspection is to review the existing conditions of the subject site as they relate to the application as filed to the Planning Commission.

Property Owner(s) Signature

Print Name

Beth A. Weber, Treasurer

Date

3/31/2022

Planning Commission Members:

Vince Dong

Peter Fossett

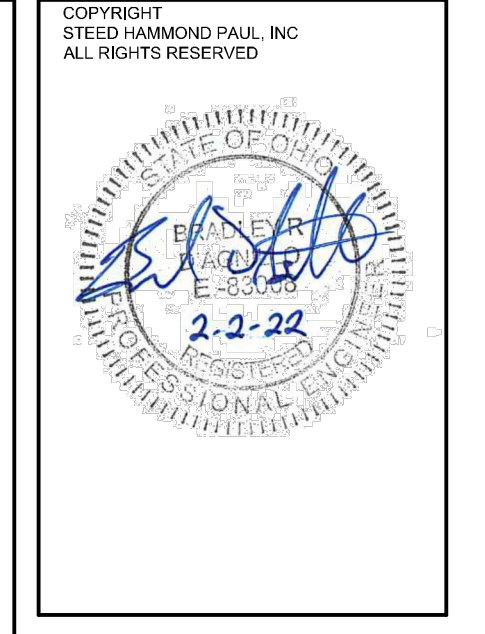
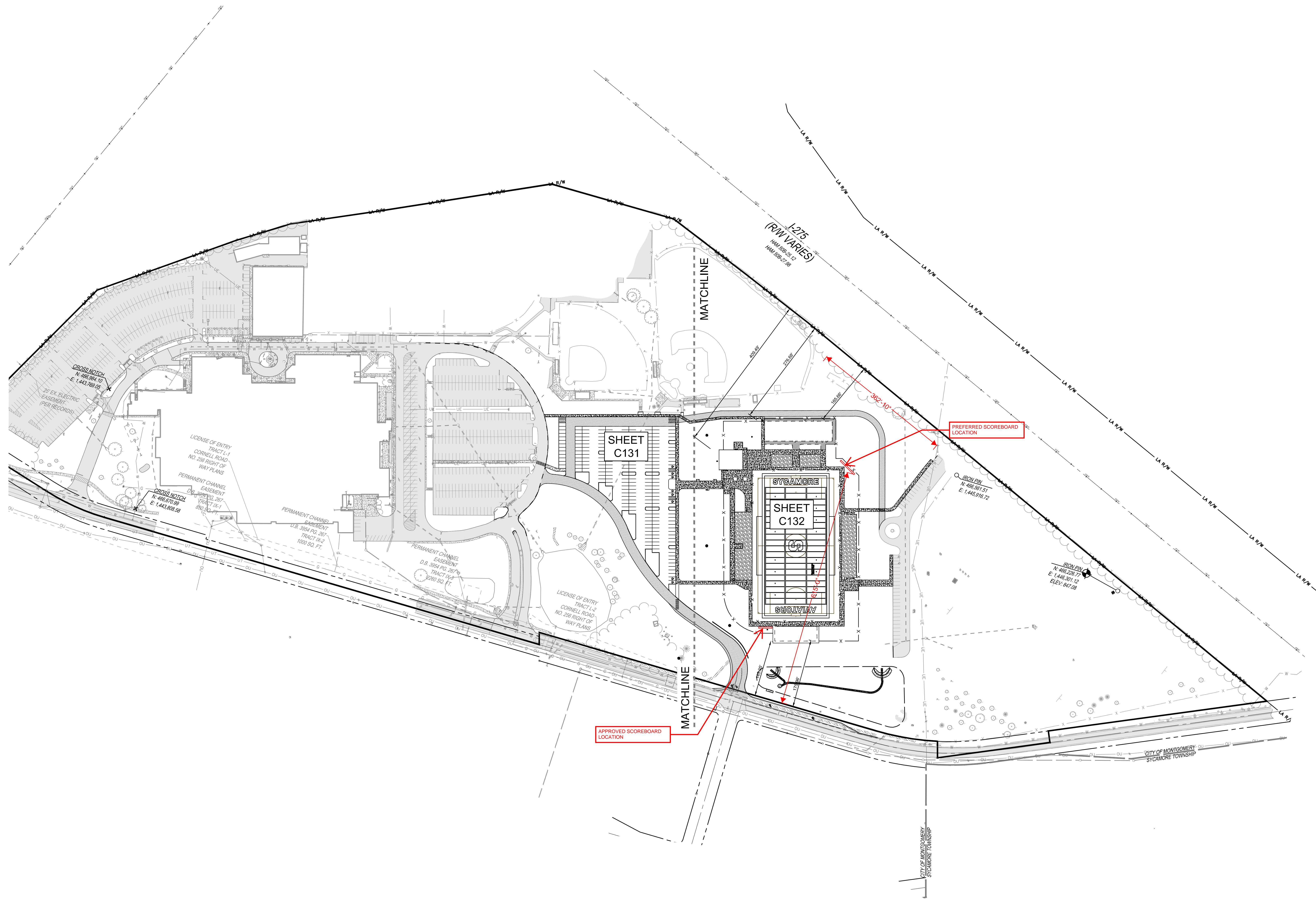
Dennis Hirotsu

Darrel Liebson

James Matre

Barbara Steinebrey

Patrick Stull



SHP
 312 Plum Street, Ste 700
 Columbus, Ohio 43215
 614.397.1212
 230 Civic Center Drive, Ste 200
 Bellefontaine, Ohio 43115
 614.821.1241

**SYCAMORE COMMUNITY SCHOOLS
 SYCAMORE HIGH SCHOOL STADIUM**
 7400 CORNELL ROAD, CINCINNATI, OH 45242
SYCAMORE COMMUNITY SCHOOLS
 5959 HAGEWA DRIVE, CINCINNATI, OH 45242

ISSUANCES	
07-01-21	SCHEMATIC DESIGN
12-20-21	FINAL DEVELOPMENT PLAN
12-22-21	SD SUBMITTAL
01-21-22	ESP
01-25-22	ADDENDUM 01
02-02-22	PERMIT/COMP
02-10-22	ESP PROT
03-15-22	RF1 002
03-28-22	RF1 008
03-29-22	PR-01

OVERALL LOCATION PLAN

COMM NO. 2019147.05

C130

OHIO811.org
 Before You Dig

SPORT WORKS DESIGN

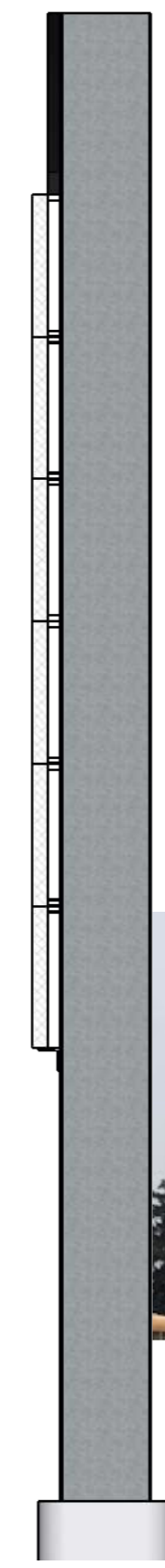
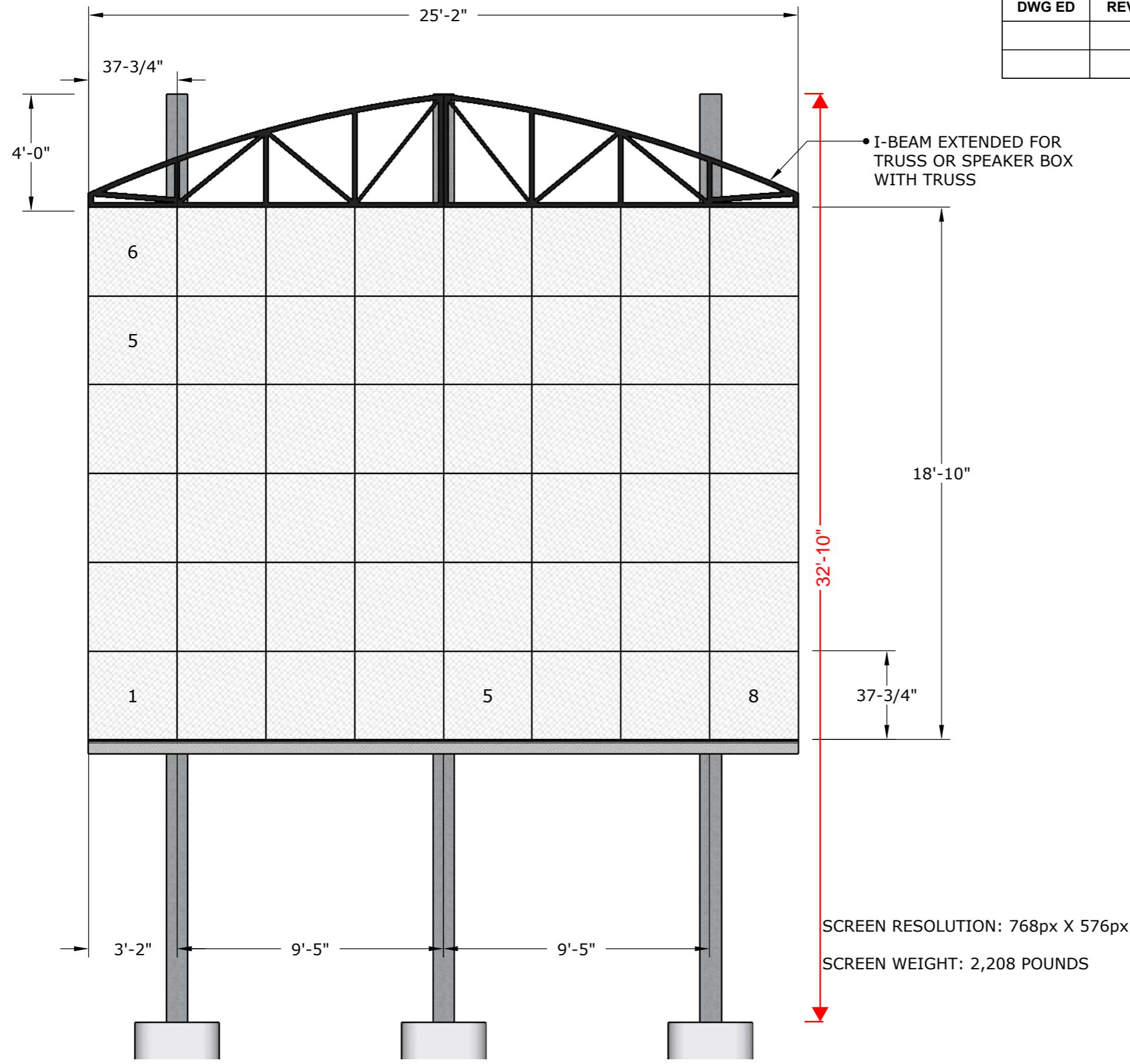
NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

KLEINGERS GROUP
 a division of

0' 50' 100' 200'

REVISION HISTORY

DWG ED	REV	DWG EDITION DESCRIPTION	DATE	AUTHOR



26' x 19' SPEC SHEET
PRODUCT: DIOPLEX-10

TILES HORIZONTAL: 8
TILES VERTICAL: 6

FRONT VIEW

COMPANY

Digital Scoreboards, LLC
333 S Tamiami Trail
Venice, FL 34285

CLIENT

Gahanna High School
160 S Hamilton Road
Gahanna, OH 43230

DATE
3/25/2022

SCALE
1/4" = 1'-0"

DRAWN BY
Charlie Smith

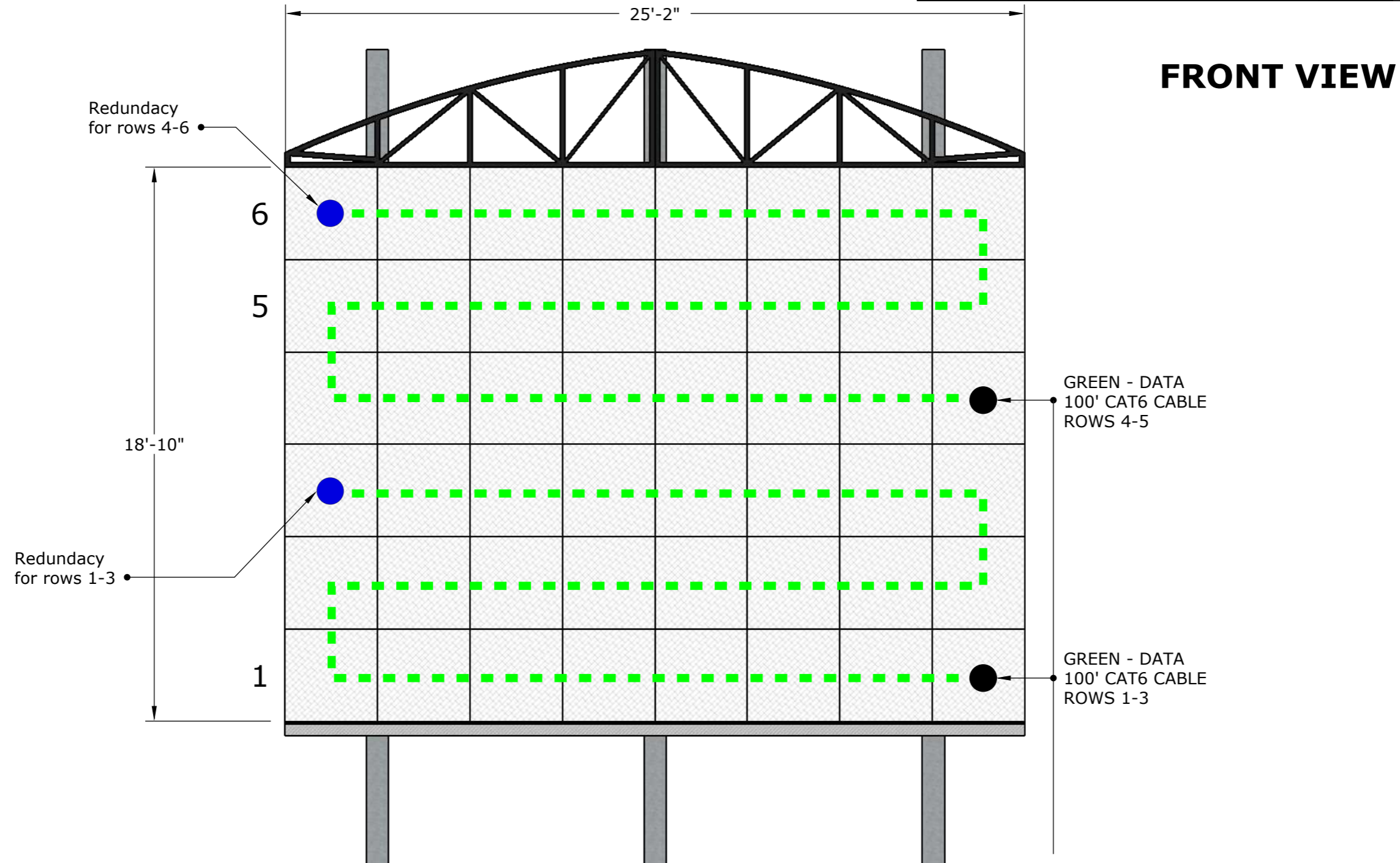
APPROVED BY
Tod Puetz



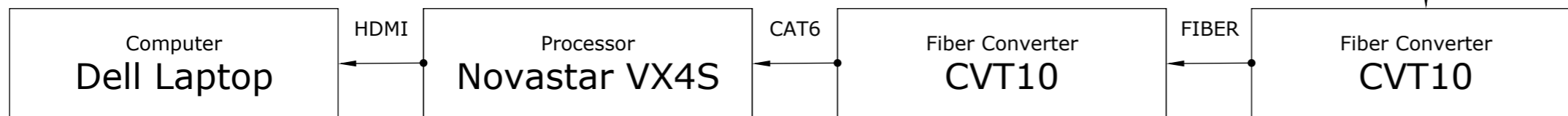
Screen Pixel Matrix: /68px X 5/6px
 TOTAL PIXELS: 442,368 PIXELS

REVISION HISTORY

DWG ED	REV	DWG EDITION DESCRIPTION	DATE	AUTHOR



FRONT VIEW



26' x 19' SPEC SHEET
 DATA RUNS FROM SCREEN TO LAPTOP

COMPANY

Digital Scoreboards, LLC
 333 S Tamiami Trail
 Venice, FL 34285

CLIENT

Gahanna High School
 160 S Hamilton Road
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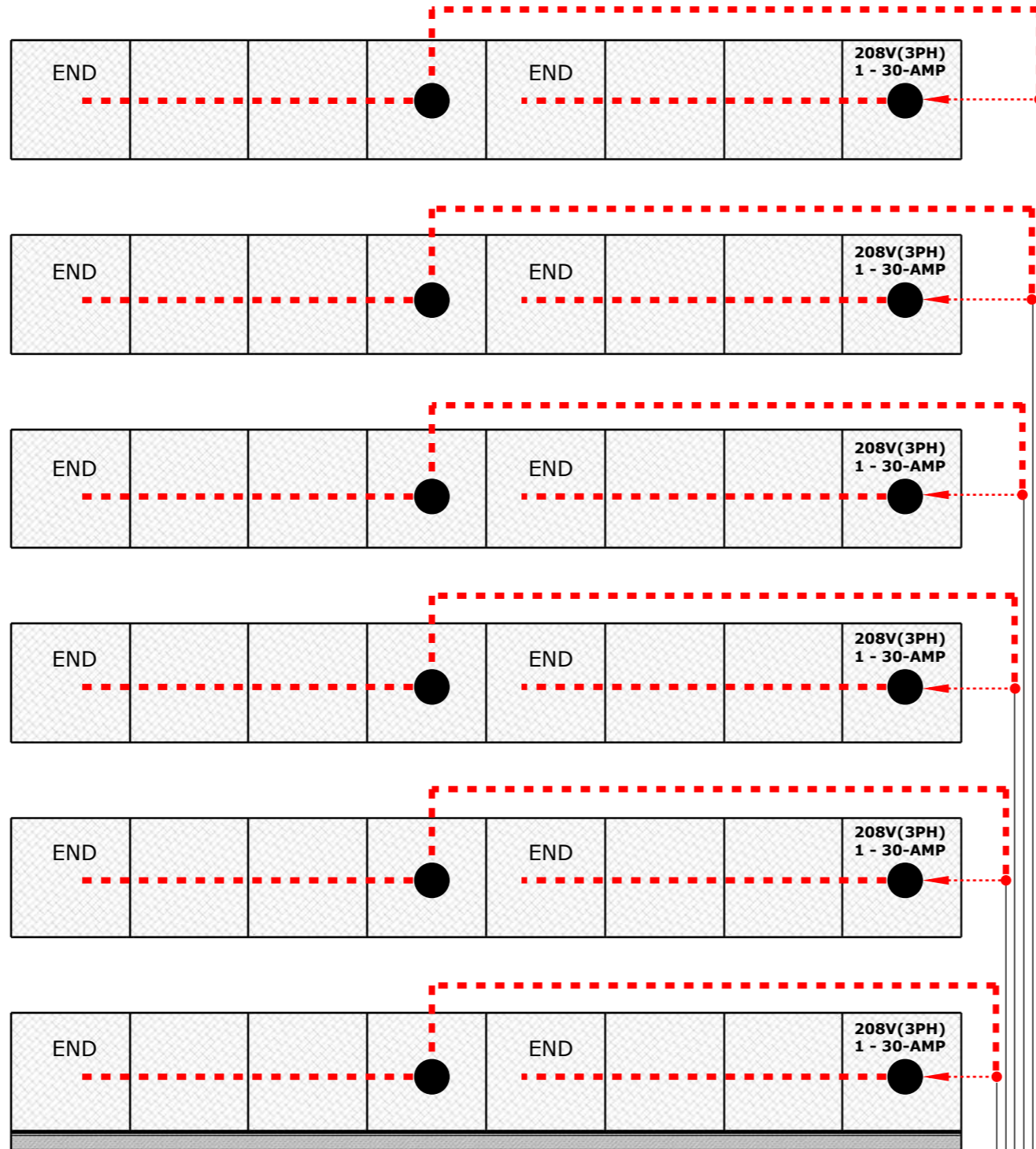
APPROVED BY
 Tod Puetz



POWER CABINET AND BREAKER REQUIREMENTS AND AMPERAGE AND WATTAGE RATINGS SHOWN ARE PER DIGITAL DISPLAY UNLESS OTHERWISE INDICATED



REVISION HISTORY				
DWG ED	REV	DWG EDITION DESCRIPTION	DATE	AUTHOR



FRONT VIEW

TYP. BREAKER PANEL SPECIFICATION

- 147 TOTAL AMPS - 208V(3PH)
- (6) 30-AMP 2-POLE BREAKERS
- (1) 30-AMP SINGLE POLE BREAKER
- 10 GAUGE WIRE REQUIRED
- (1) GROUND BAR

PRIMARY POWER (BY OTHERS)

- 200 AMPS @ 208V PER EACH DIGITAL DISPLAY
- MAIN SUPPLY - (1) 208V - 200-AMP (3PH) MINIMUM
- 2/0 GAUGE WIRE FROM MAIN FEED

NOTES:

- POWER CABINET AND BREAKERS BY CLIENT
- POWER REQUIREMENTS PER EACH DISPLAY
- FULL BRIGHT, WHITE IMAGE: 30,720 WATTS
- OPERATING AVERAGE POWER IS 15,360 WATTS

MAIN POWER DISTRIBUTION PANEL BY CLIENT
208V/3-PHASE

GROUND ROD PER NEC CODE BY OTHERS

208 VOLTS

CONDUIT PROVIDED BY OTHERS

26' x 13' SPEC SHEET

POWER RISER FRONT VIEW

200 AMPS 208V(3PH)
2/0 GAUGE WIRE

- DIGITAL SCOREBOARDS IS NOT RESPONSIBLE FOR THE QUALITY OF THE POWER DELIVERY SYSTEM TO THE DISPLAY
- ALL DISPLAYS MUST BE GROUNDED PER ARTICLE 250 AND 600 OF THE NEC
- ALL ELECTRICAL WORK DONE MUST MEET OR EXCEED ANY LOCAL AND NATIONAL ELECTRICAL CODES
- THE OVER CURRENT PROTECTION DEVICE MUST BE MATCHED TO THE FAULT CURRENT THAT IS AVAILABLE IN THE POWER DELIVERY CIRCUIT
- DUE TO THE INRUSH CURRENT CREATED BY THE DISPLAY ON STARTUP THE OVER CURRENT PROTECTION DEVICE(S) HAVE TO BE OVERSIZED
- ALL PRIMARY FEEDER CIRCUITS TO THE DISPLAY MUST BE UL 489 LISTED
- ALL SPECIFICATIONS ARE SUBJECT TO CHANGE DUE TO INSANE IMPACT'S CONTINUING PRODUCT IMPROVEMENT

COMPANY

Digital Scoreboards, LLC
333 S Tamiami Trail
Venice, FL 34285

CLIENT

Gahanna High School
160 S Hamilton Road
Gahanna, OH 43230

DATE
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SCALE
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DRAWN BY
Charlie Smith

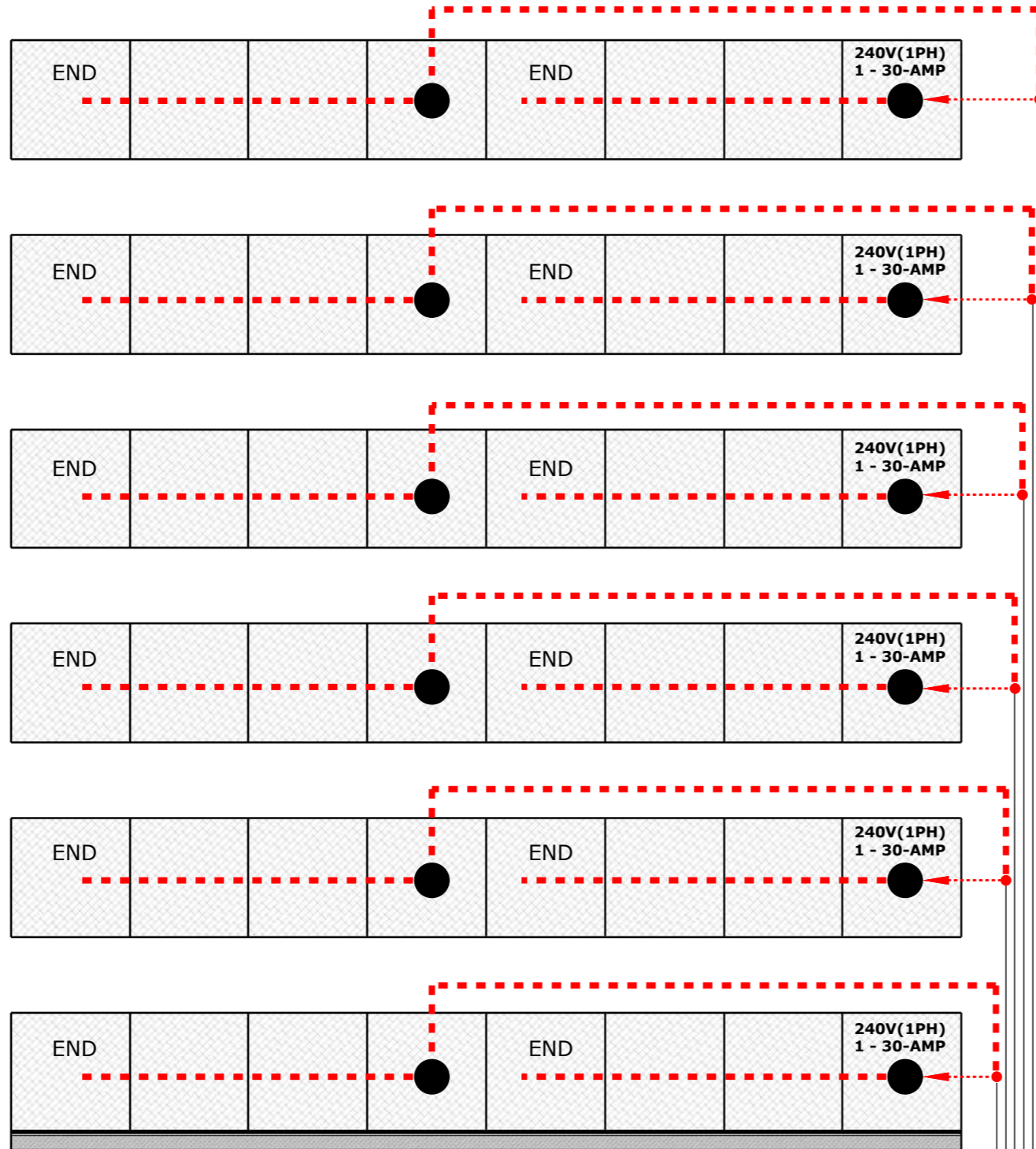
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Tod Puetz



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REVISION HISTORY				
DWG ED	REV	DWG EDITION DESCRIPTION	DATE	AUTHOR



FRONT VIEW

TYP. BREAKER PANEL SPECIFICATION

- 128 AMPS 240V(1PH)
- (6) 30-AMP 2-POLE BREAKERS
- (1) 20-AMP SINGLE POLE BREAKER
- 10 GAUGE WIRE REQUIRED
- (1) GROUND BAR

PRIMARY POWER (BY OTHERS)

200 AMPS @ 240V PER EACH DIGITAL DISPLAY
 MAIN SUPPLY - (1) 240V - 200-AMP (1PH) MINIMUM
 2/0 GAUGE WIRE FROM MAIN FEED

NOTES:

POWER CABINET AND BREAKERS BY CLIENT
 POWER REQUIREMENTS PER EACH DISPLAY
 FULL BRIGHT, WHITE IMAGE: 30,720 WATTS
 OPERATING AVERAGE POWER IS 15,360 WATTS

MAIN POWER DISTRIBUTION PANEL BY CLIENT
 240V/1-PHASE

GROUND ROD PER NEC CODE BY OTHERS

240 VOLTS

CONDUIT PROVIDED BY OTHERS

26' x 19' SPEC SHEET

POWER RISER FRONT VIEW

200 AMPS 240V(1PH)
 2/0 GAUGE WIRE

- DIGITAL SCOREBOARDS IS NOT RESPONSIBLE FOR THE QUALITY OF THE POWER DELIVERY SYSTEM TO THE DISPLAY
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 Charlie Smith

APPROVED BY
 Tod Puetz





312 PLUM STREET, SUITE 700
CINCINNATI, OH 45202
(513) 381.2112

March 31, 2022

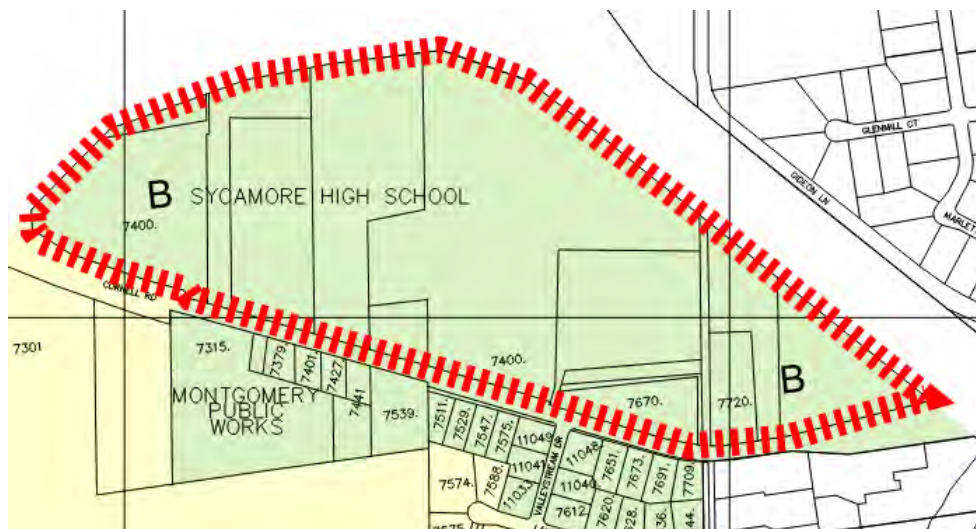
Kevin Chesar, Community Development Director
Zoning and Code Compliance Officer
City of Montgomery
10101 Montgomery Road
Montgomery, OH 45242

RE: Sycamore High School Stadium – Signage Submission
7400 Cornell Road, Cincinnati, OH 45242
SHP Project No: 2019147.04

Dear Ms. Hays:

On behalf of Sycamore Community School District / Sycamore High School (Owner) we are pleased to present the attached package to the City of Montgomery.

Sycamore Community School District originally built the Sycamore High School in 1975 on 58.521 acres. The site houses a variety of athletic spaces which include; the Gregory Center, soccer, track, tennis, baseball, softball and practice fields. The current site is zoned “B” Single Family having that same zoning across Cornell Road. Per City of Montgomery Zoning code “Schools” are a Conditional Use in “B” Single Family Districts. See image from City of Montgomery Zoning Map:



As part of the already approved Development Plan for the football stadium, the School District proposes adding various signage types around the football stadium that includes building mounted signage, post and panel signage for ADA parking, and a gateway structure with added graphics. The gateway structure is being relocated from the Jr. High School football stadium that previously hosted Sycamore High School football games.

This signage will likely not be visible from Cornell nor from the residential properties across Cornell and therefore will have negligible impact on the neighborhood.

Thank you for your consideration of this project. Please let me know if you need additional information.

Sincerely,

SHP

A handwritten signature in black ink that reads "Allison E. McKenzie". The signature is written in a cursive style with a large, stylized "E".

Allison McKenzie, AIA
Principal



CITY OF

MONTGOMERY

A CHARMING PAST. A GLOWING FUTURE.

APPLICATION FORM

Meeting (Circle): Board of Zoning Appeals Planning Commission Landmarks Commission

Project Address (Location): 7400 Cornell Road, Cincinnati, OH, 45242

Project Name (if applicable): Sycamore High School Stadium

Auditors Parcel Number: 603-0026-0100

Gross Acres: 58.521 Lots/Units _____ Commercial Square Footage _____

Additional Information: _____

PROPERTY OWNER(S) BOARD OF EDUCATION OF THE SYCAMORE COMMUNITY SCHOOL DISTRICT Contact _____

Address 5959 HAGEWA DR. Phone: 513-686-1703

City CINCINNATI State OHIO Zip 45242

E-mail address weberb@sycamoreschools.org

APPLICANT SHP Contact Dan Behnfeldt

Address 312 PLUM STREET, SUITE 700 Phone: 513-381-2112

City CINCINNATI State OHIO Zip 45202

E-mail address dbehnfeldt@shp.com

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Property Owner Signature

Beth A. Weber

ONLY

FOR DEPARTMENT USE

Print Name

Beth A. Weber

Date 3/31/2022

Meeting Date:
Total Fee:
Date Received:
Received By:



CONSENT OF OWNER(S) TO INSPECT PREMISES

To: City of Montgomery Planning Commission and Staff
City Hall
10101 Montgomery Road
Montgomery, Ohio 45242

Re: Review Subject Site

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Print Name

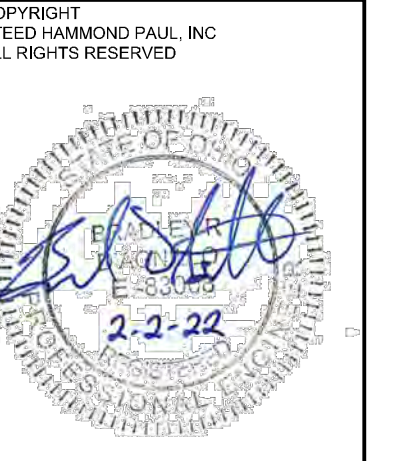
Beth A. Weber, Treasurer

Date

3/31/2022

Planning Commission Members:

Vince Dong
Peter Fossett
Dennis Hirotsu
Darrel Liebson
James Matre
Barbara Steinebrey
Patrick Stull



SH P

230 Civic Center Drive, Ste. 200
Bellevue, Kentucky 41073
503.387.1212
SHPP@aol.com

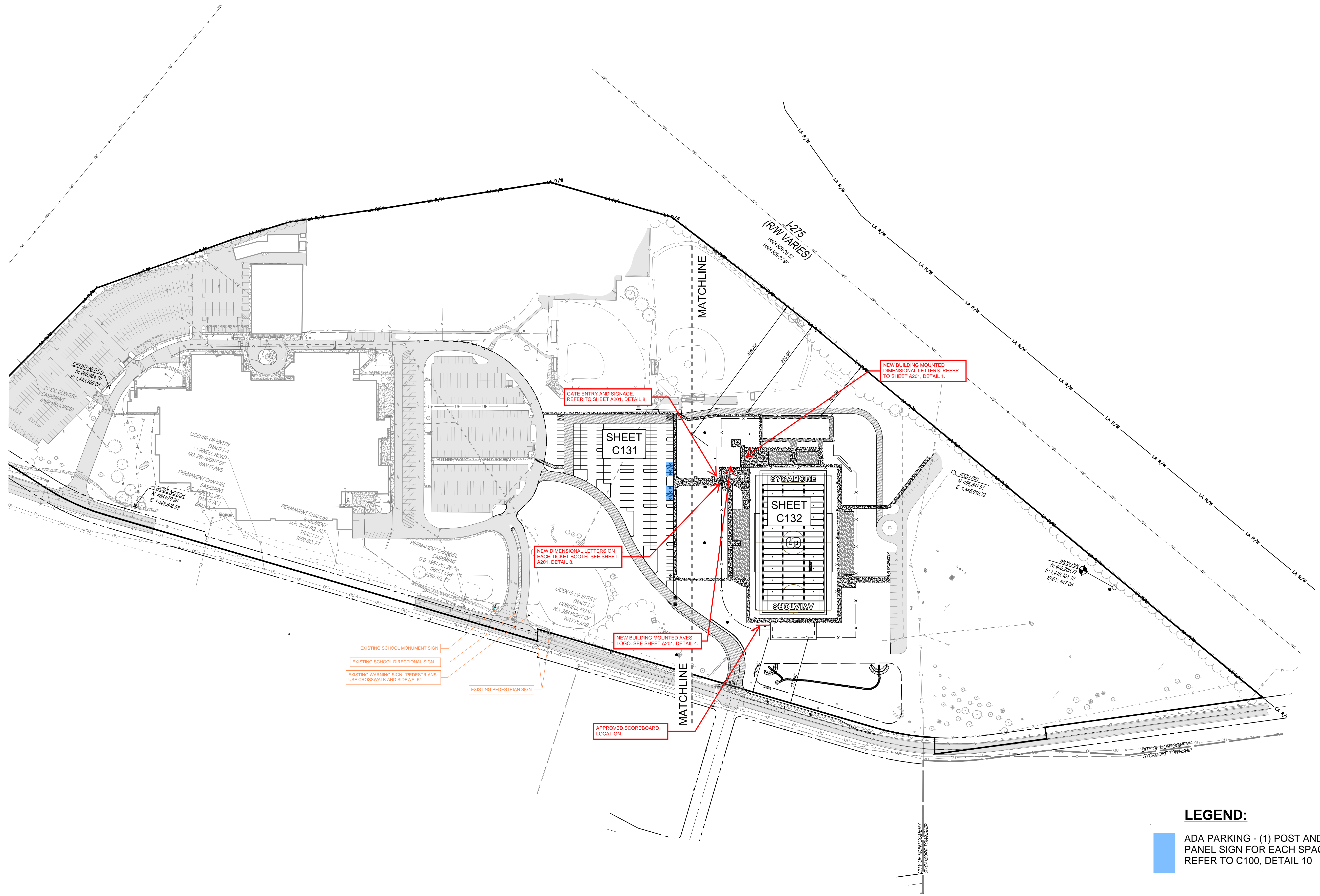
SYCAMORE COMMUNITY SCHOOLS
SYCAMORE HIGH SCHOOL STADIUM
 7400 CORNELL ROAD, CINCINNATI, OH 45242
SYCAMORE COMMUNITY SCHOOLS
 5959 HAGEWA DRIVE, CINCINNATI, OH 45242

ISSUANCES	
07-01-21	SCHEMATIC DESIGN
12-20-21	FINAL DEVELOPMENT PLAN
12-22-21	SD SUBMITTAL
01-21-22	ESP
01-25-22	ADDENDUM 01
02-02-22	PERMIT/COMP
02-10-22	ESP PROT
03-15-22	RFI 002
03-28-22	RFI 008
03-29-22	PR-01

OVERALL LOCATION PLAN

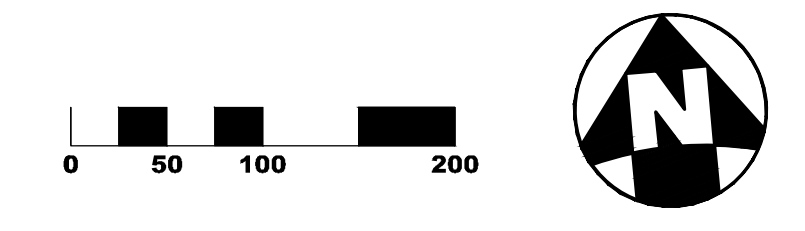
COMM NO. 2019147.05

C130



LEGEND:

ADA PARKING - (1) POST AND PANEL SIGN FOR EACH SPACE - REFER TO C100, DETAIL 10



OHIO811.org
Before You Dig

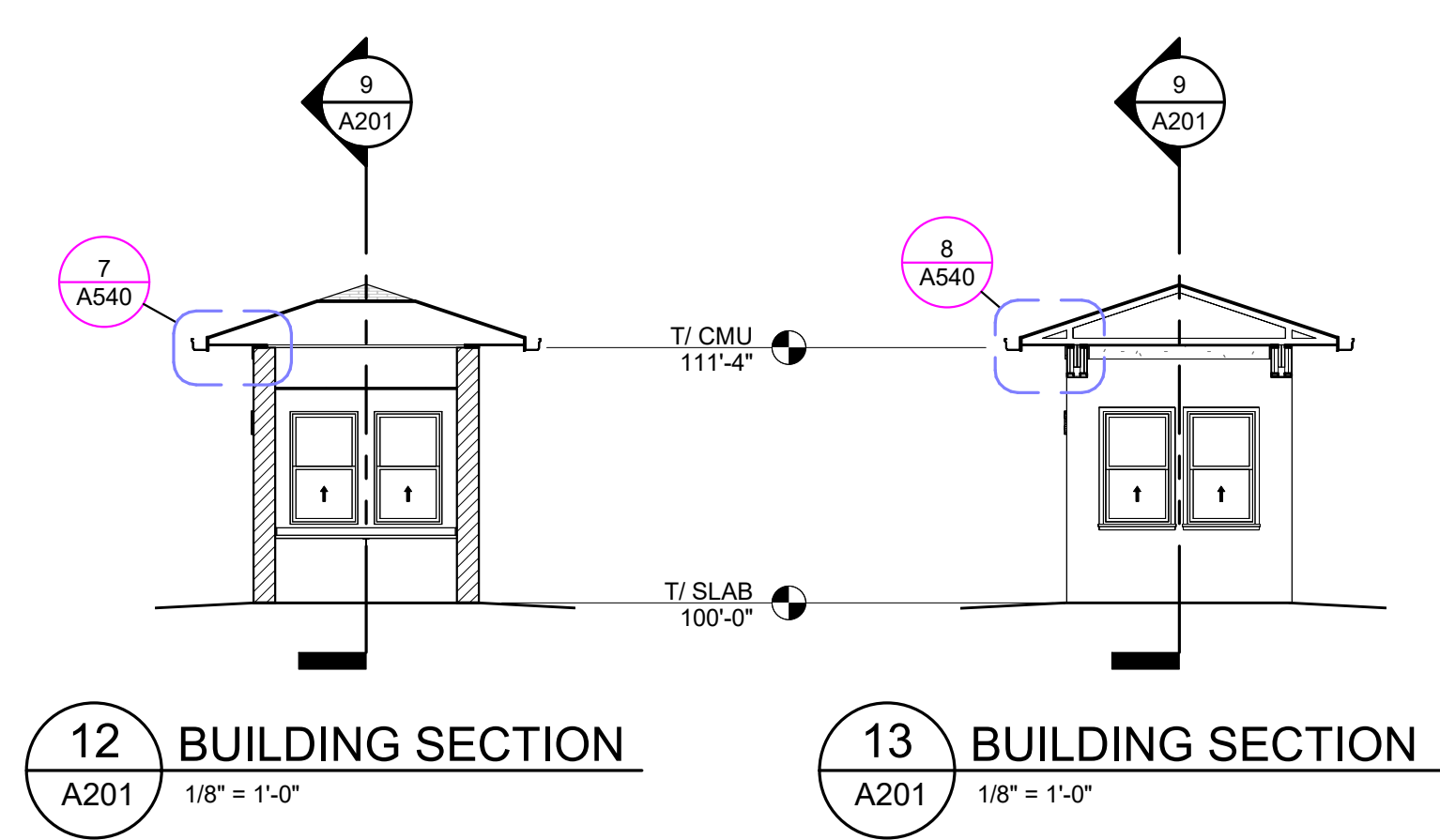
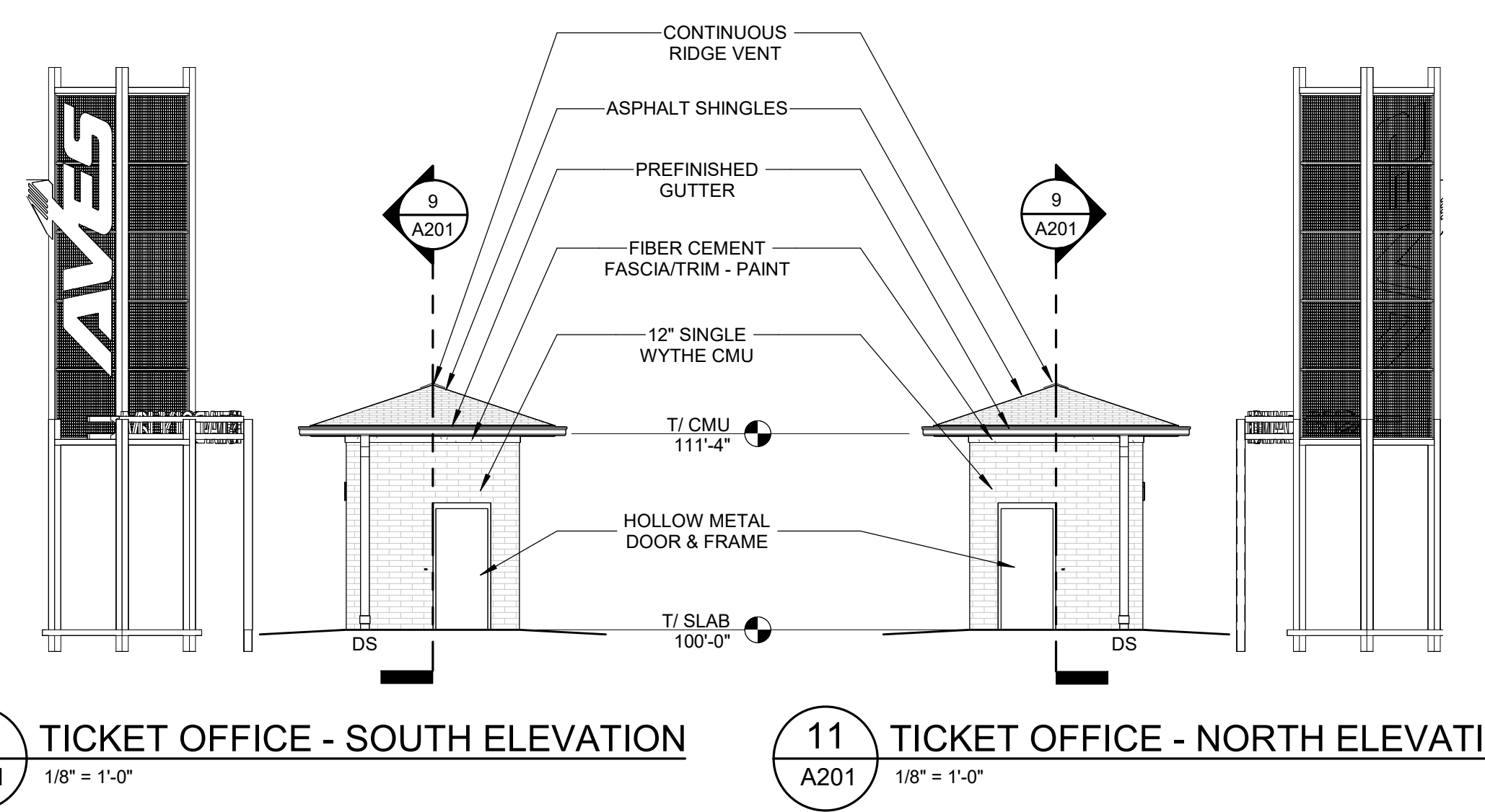
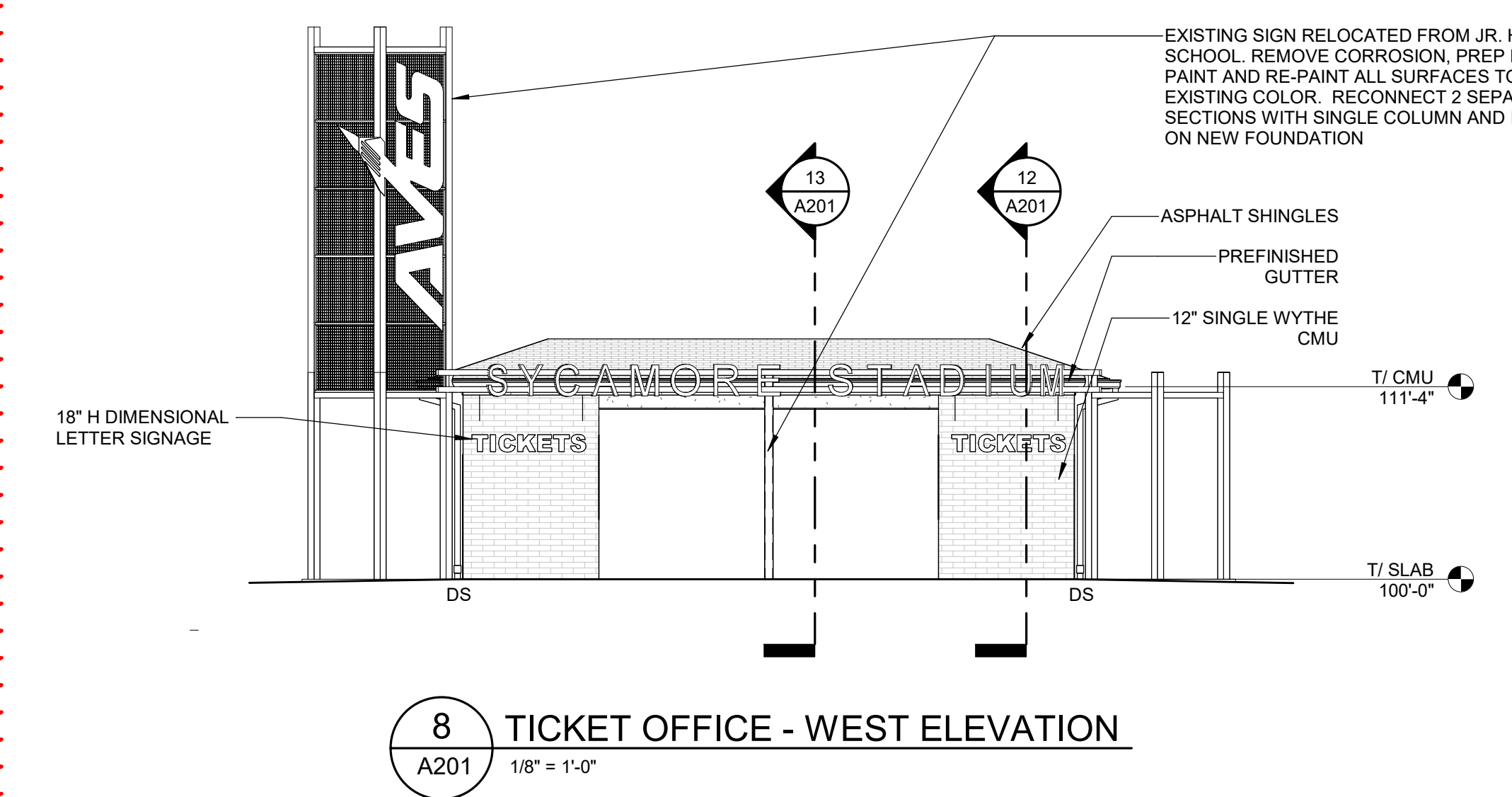
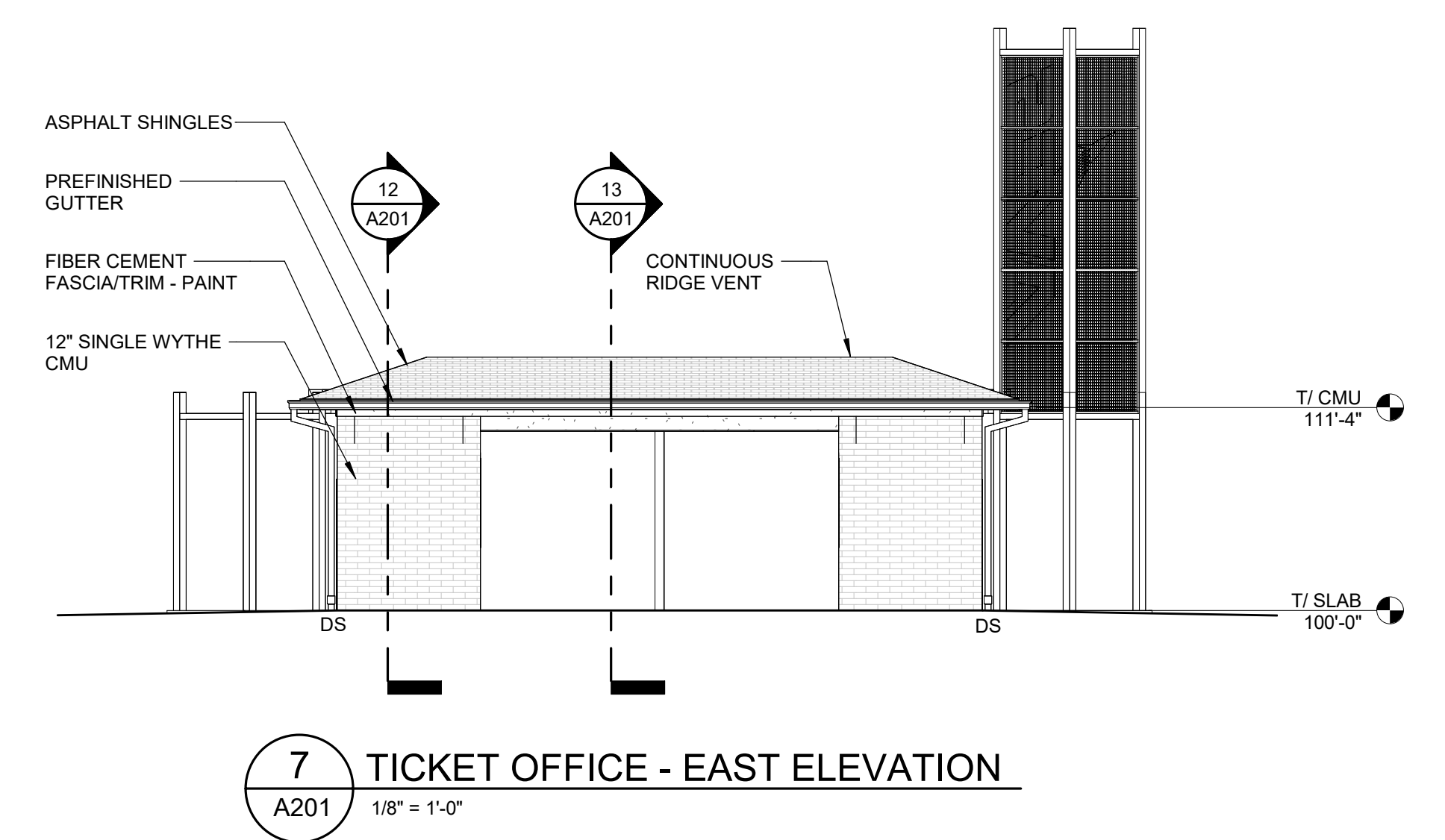
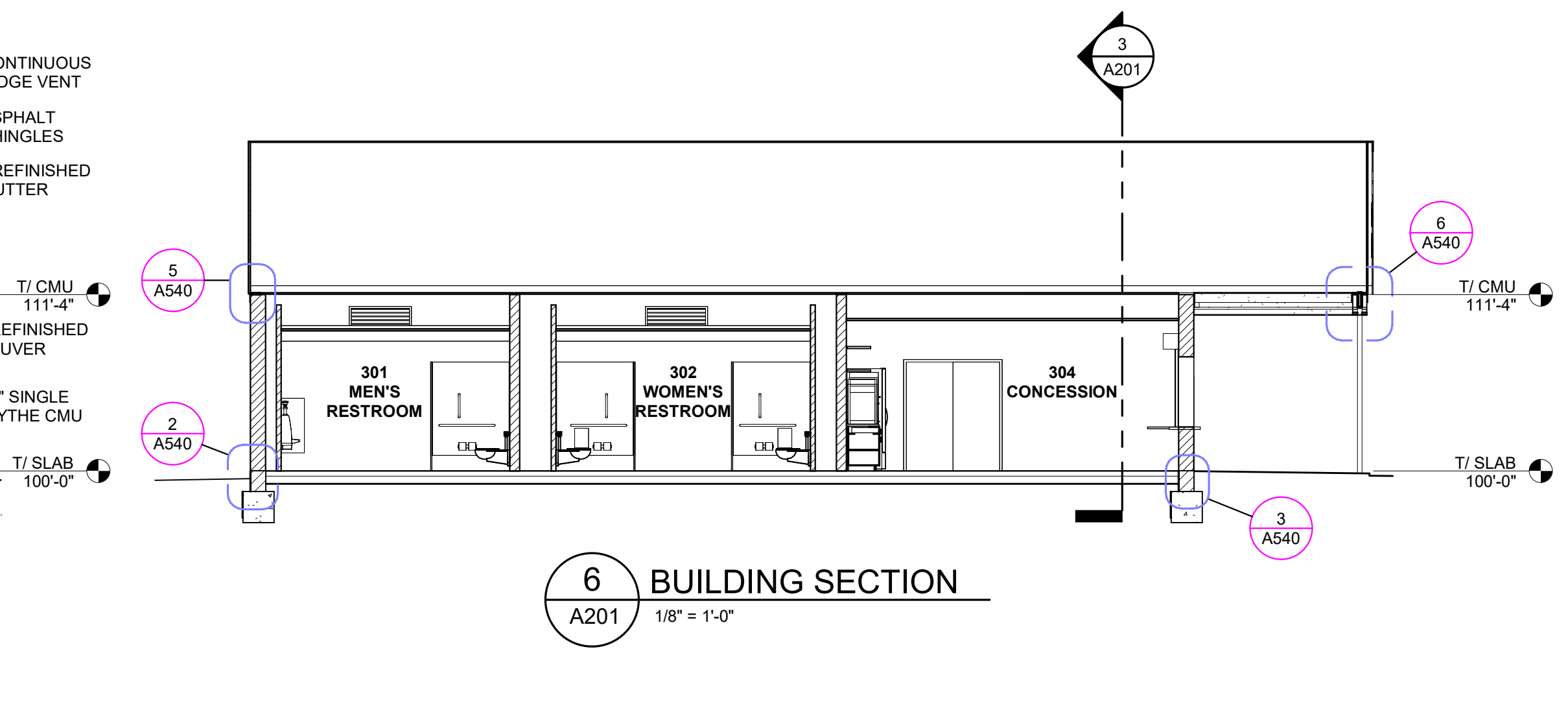
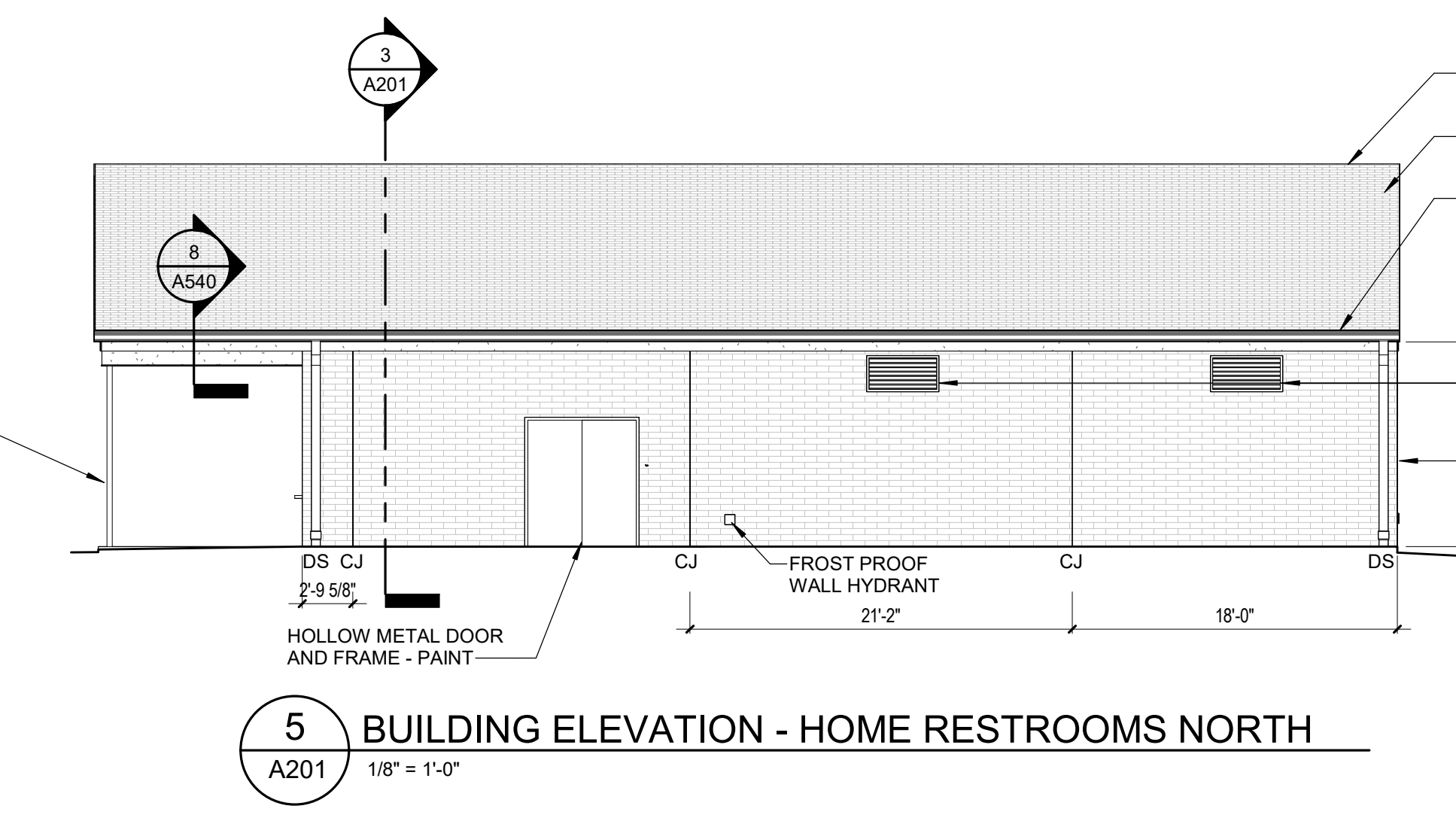
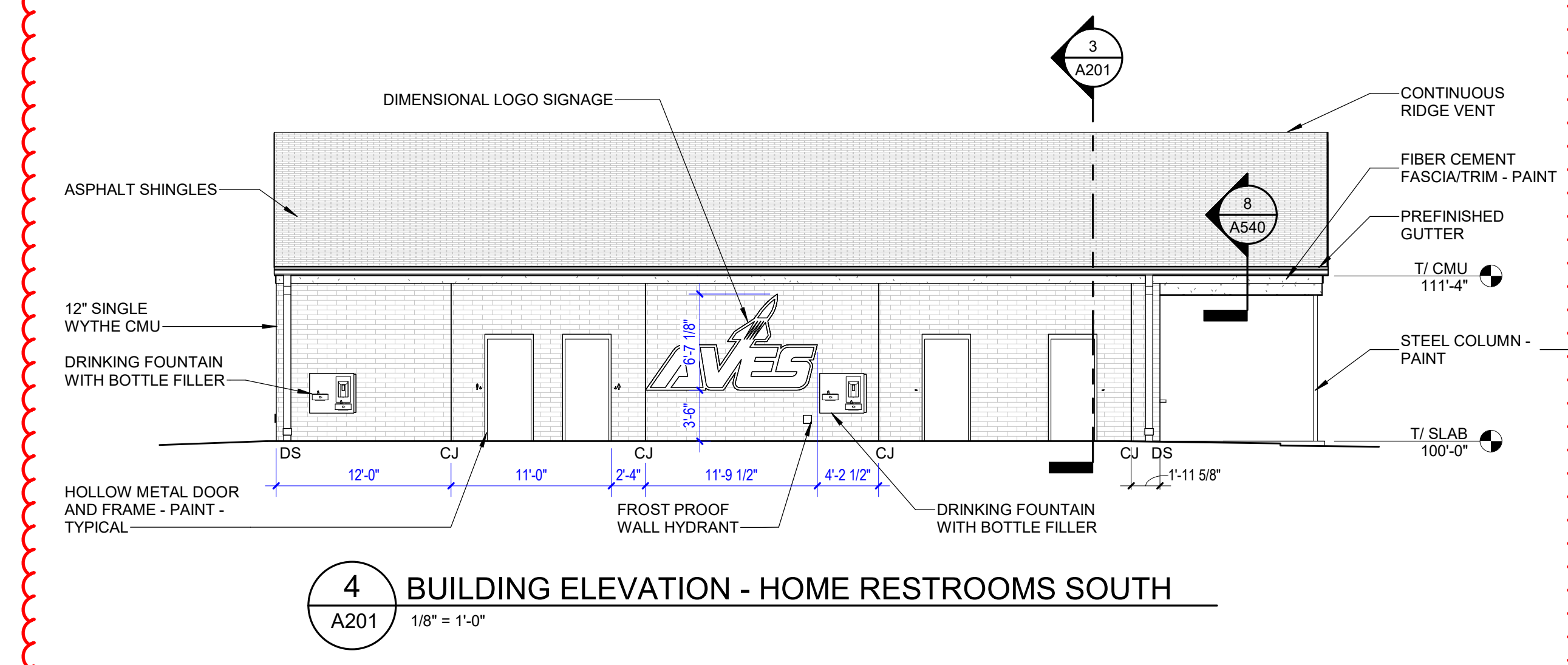
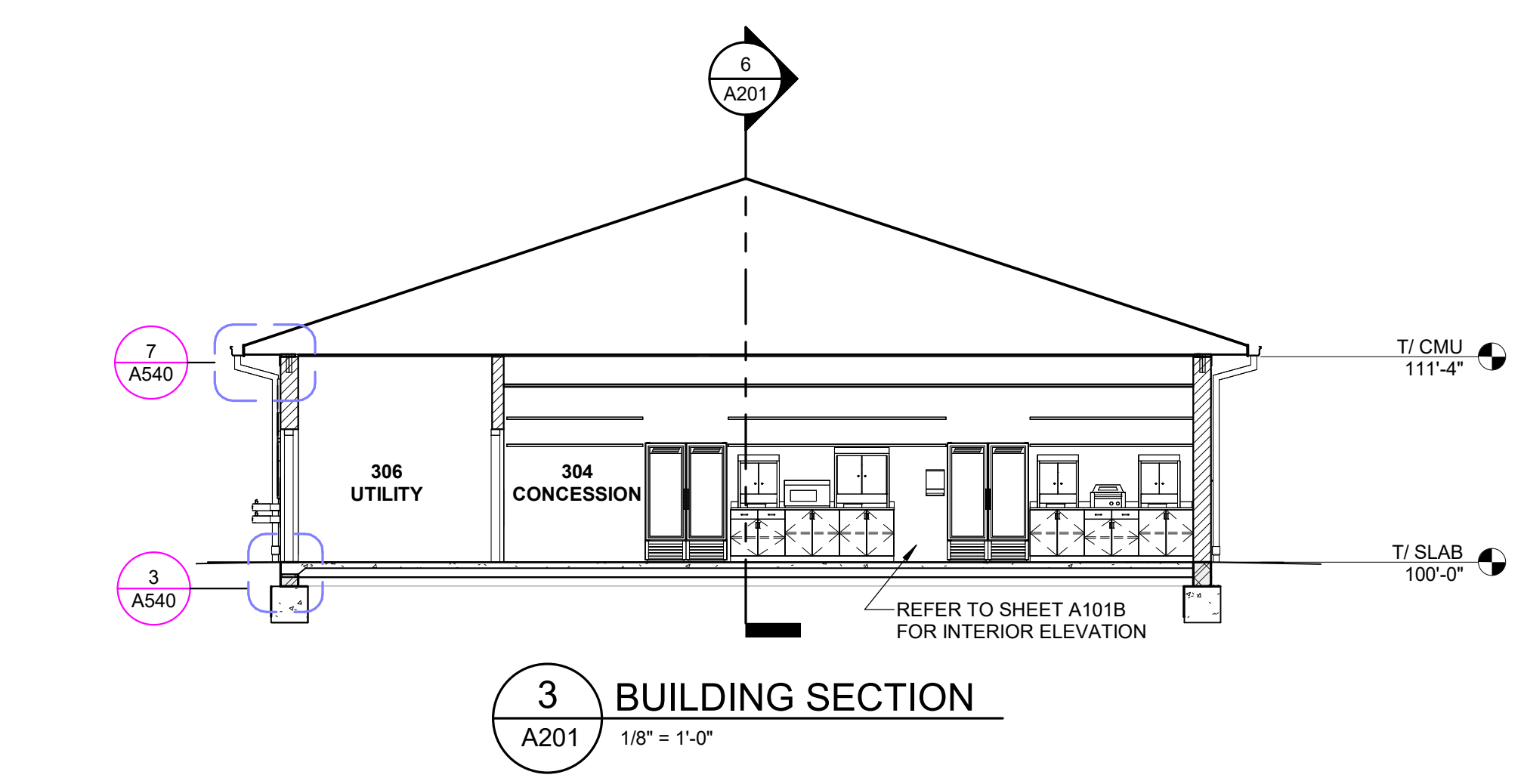
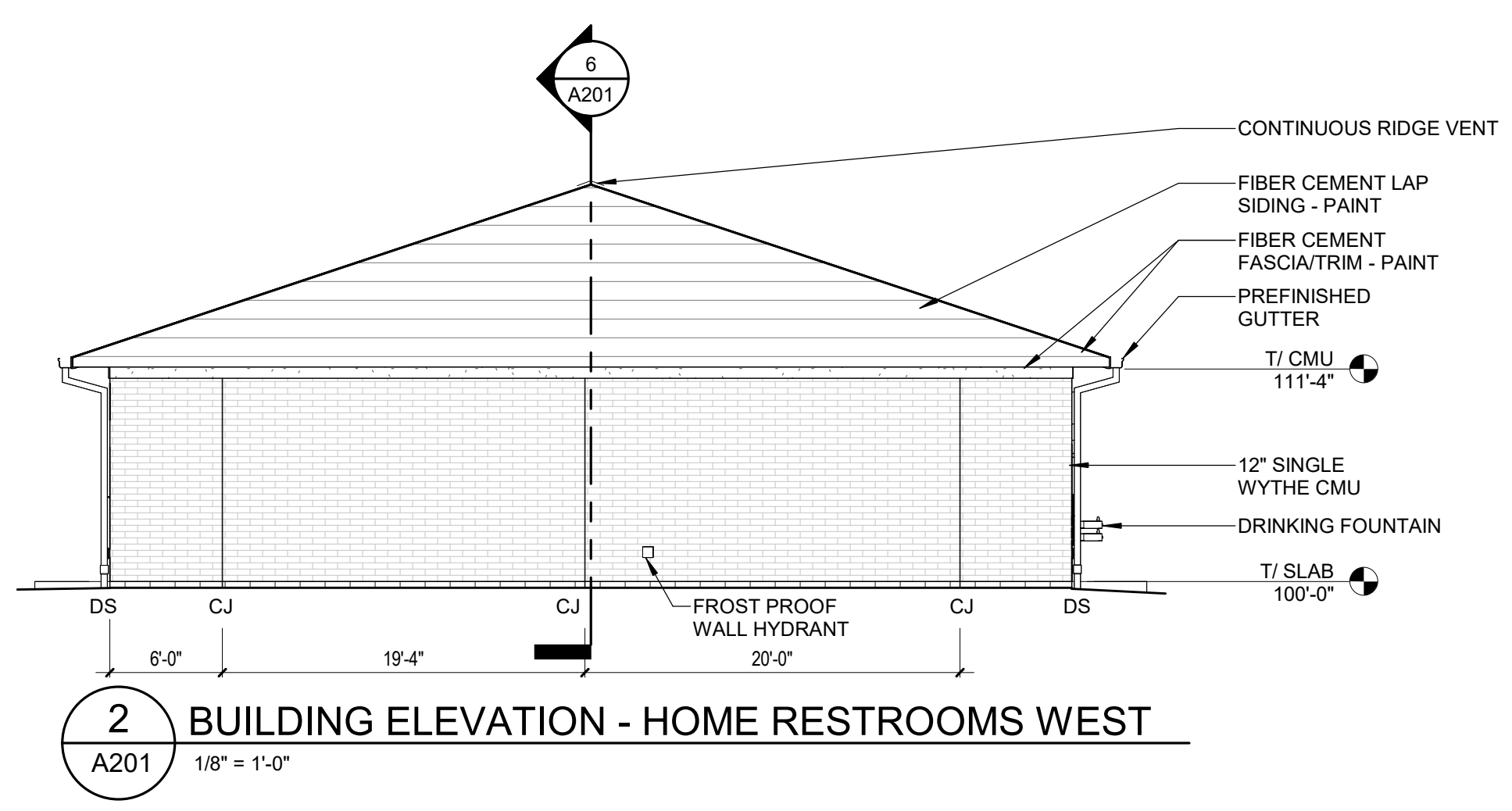
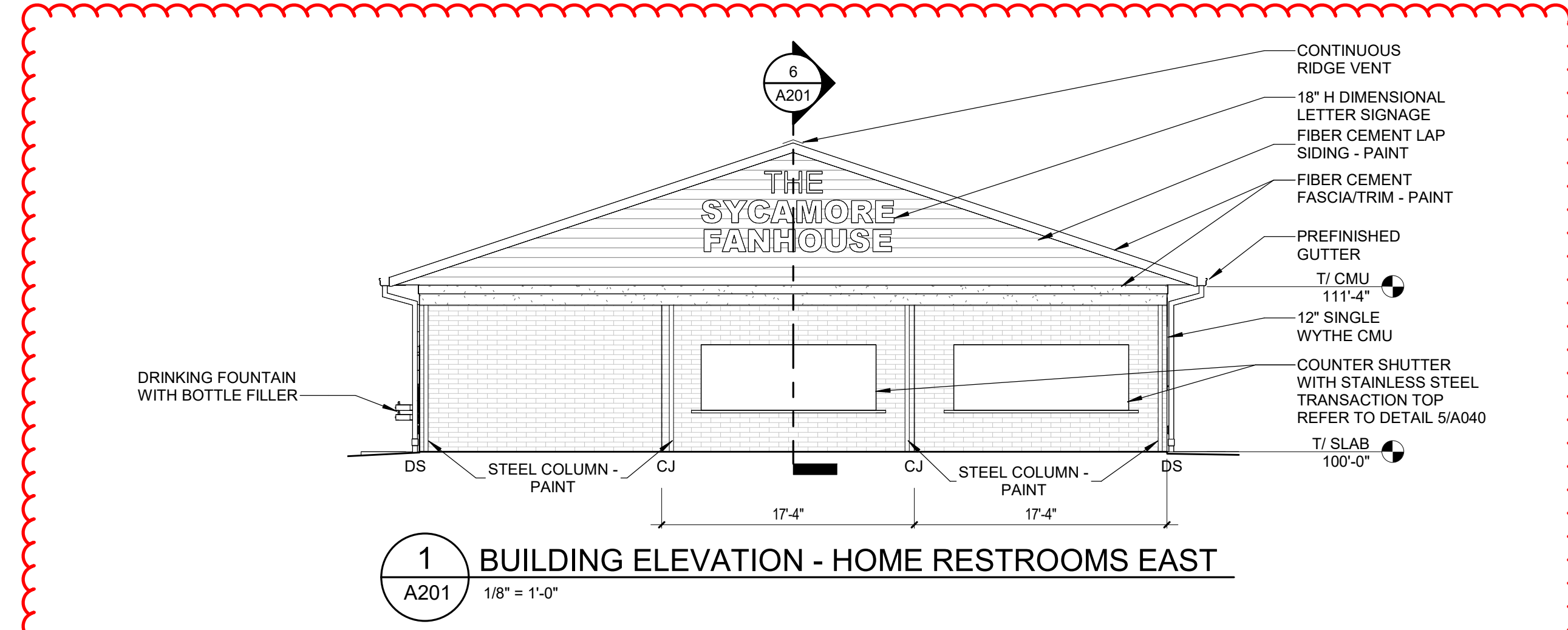
SPORT WORKS DESIGN

NOTE: UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.

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GENERAL NOTES - EXTERIOR
A. ALL FIBER CEMENT SIDING TO RECEIVE PAINT



SYCAMORE COMMUNITY SCHOOLS
SYCAMORE HIGH SCHOOL STADIUM
7400 CORNELL ROAD, CINCINNATI, OH 45242
SYCAMORE COMMUNITY SCHOOLS
5959 HAGEWEA DRIVE, CINCINNATI, OH 45242

ISSUANCES

07-01-21	SCHEMATIC DESIGN
12-20-21	FINAL DEVELOPMENT PLAN
02-22-22	PERMIT/OMP
1 02-14-22	ADDENDUM 01
03-03-22	PERMIT

TICKET OFFICE, RESTROOMS & CONCESSION EXTERIOR ELEVATIONS & BUILDING SECTIONS

DATE -
COMM NO. 2019147.05

A201



312 PLUM STREET, SUITE 700
CINCINNATI, OH 45202
(513) 381.2112

April 6, 2022

Kevin Chesar, Community Development Director
Zoning and Code Compliance Officer
City of Montgomery
10101 Montgomery Road
Montgomery, OH 45242

RE: Sycamore High School Stadium – Revise Scoreboard Location
7400 Cornell Road, Cincinnati, OH 45242
SHP Project No: 2019147.04

Dear Mr. Chesar:

As part of the already approved Development Plan for the football stadium, the School District requests consideration by the City of Montgomery Planning Commission for revising the location of the LED illuminated scoreboard from where it was originally indicated in the approved Development Plan. Although the scoreboard location and orientation would no longer be facing away from Cornell Road it would be set back approximately 375 feet further from the road, approximately 725 feet from the nearest residence and would be oriented southwest to be more easily viewed from the home bleachers and press box. The paragraphs below provide additional descriptive information for anticipated questions from the community.

The LED scoreboard is intended to be used only for the five annual home football games played during the evenings and would operate for the same duration as the field lighting. The scoreboards may be used on very rare occasions during the daylight hours. The school district will consider conditions proposed by Montgomery for the time and duration of the use of the scoreboard.

As indicated on the scoreboard drawings provided earlier, the primary component of the scoreboard is the 25-foot by 19-foot LED illuminated screen that will show typical scoreboard information along with a portion showing video action of the game. A smaller portion to the right of the video screen will show static sponsorship graphics. These sponsorship images will rotate through on approximately 10 second intervals and will only be visible at the same time the remainder of the scoreboard is illuminated.

Attached to the LED screen will be a 3-foot tall horizontal band of static metal panel sponsorship signage located above the LED screen 28 feet to 31 feet above grade referred to on the scoreboard drawing as TITLE 1 and TITLE 2. There will also be a 3-foot tall horizontal band of metal panel sponsorship signage below the LED screen 6 feet to 9 feet above grade referred to on the scoreboard drawing as PLATINUM 1-4. The sponsors are undetermined at this time.

For comparison, the overall scoreboard at the Jr. High School football stadium is approximately 36 feet wide by 19 feet high with top of the scoreboard at 35 feet above grade. The LED monitor is 22 feet wide by 15 feet high. Each sponsorship panel is approximately 7 feet wide by 7.5 feet high.



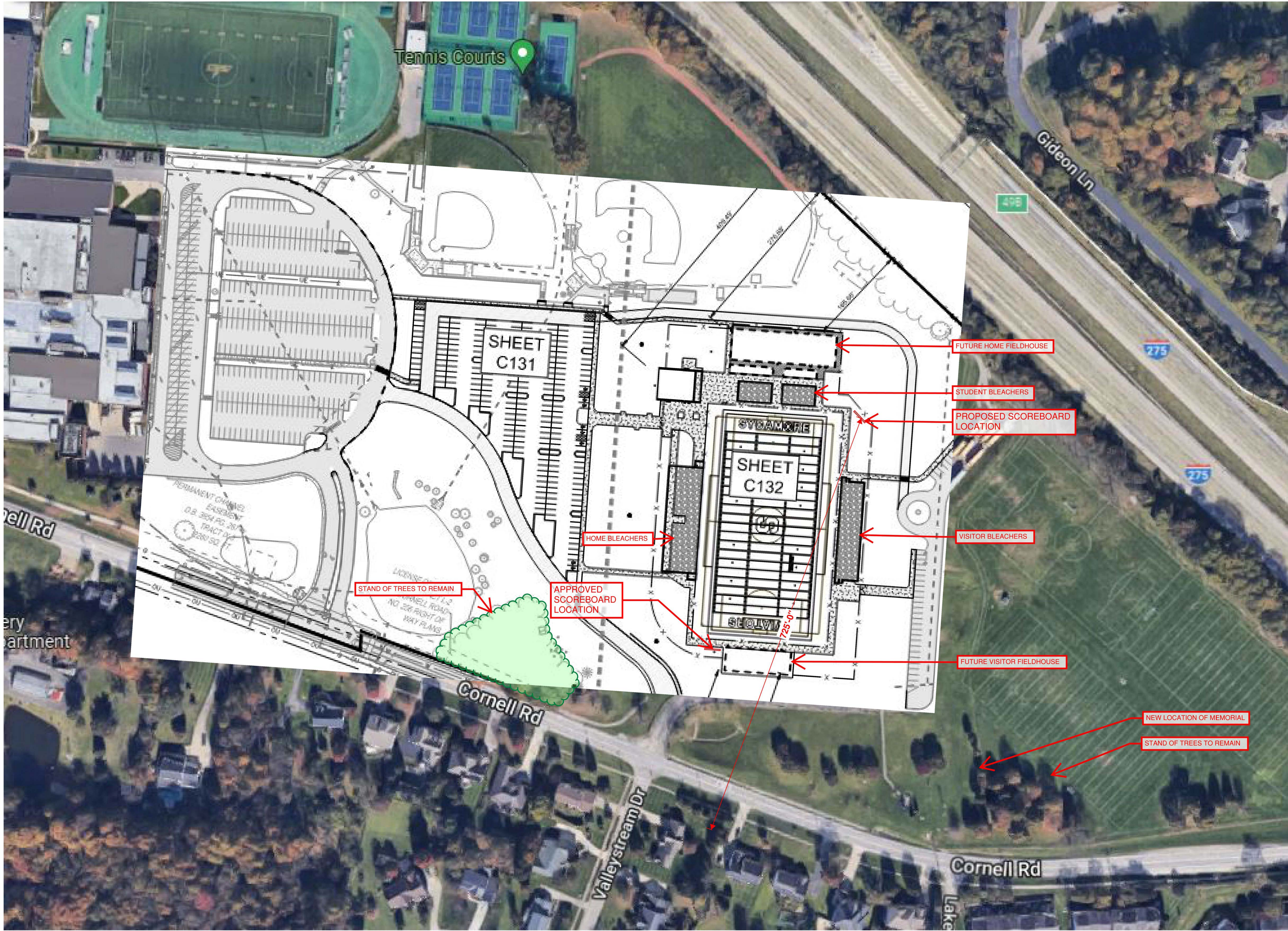
The school district also requests consideration for using the back side of the scoreboard facing I-275 for promotional graphics as a means of fundraising for the athletic program. The graphics would be a static vinyl material, not an illuminated LED screen. If the revised scoreboard location is approved, this promotional graphic will be facing toward I-275 and not be visible from Cornell nor from the residential properties across Cornell and therefore would have no impact on the adjoining residential properties. Some of the existing vegetation along I-275 will be removed to make the sponsorship graphics more visible from the highway.

Attached is a diagram that provides a larger context than the Site Plan submitted previously. Photographs taken from across Cornell at each residential property along with 3D renderings from similar vantage points will be provided to you by Friday. Please let me know if Montgomery requests additional information. Thank you for your consideration.

Sincerely,

SHP

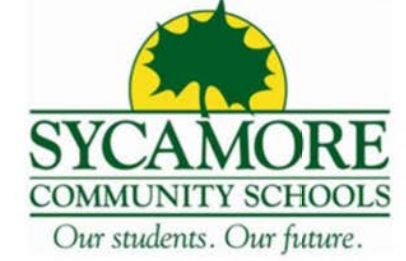
Allison McKenzie, AIA
Principal



SYCAMORE COMMUNITY SCHOOLS
SYCAMORE HIGH SCHOOL STADIUM

DEVELOPMENT PLAN
 2022 April 6

Contextual Plan Diagram





312 PLUM STREET, SUITE 700
CINCINNATI, OH 45202
(513) 381.2112

April 13, 2022

Kevin Chesar, Community Development Director
Zoning and Code Compliance Officer
City of Montgomery
10101 Montgomery Road
Montgomery, OH 45242

RE: Sycamore High School Stadium – Signage Submission
7400 Cornell Road, Cincinnati, OH 45242
SHP Project No: 2019147.04

Dear Mr. Chesar:

Information is provided below that addresses your request for additional information regarding the proposed site signage. This is intended to supplement the letter and attached information included in the submittal from March 31, 2022.

- No signs will be illuminated, just the front face of the scoreboard.
- There are no plans for additional signs including any along Cornell at the Valleystream entry.
- Below is a list of signs with descriptions and dimension that correspond with the attached updated site diagram. The text height on the Ticket Booths has been reduced from 18” to 12”.

Sign No.	Sign Type	Area SF	Dimensions	Top Above Grade	Material and Finish
1	Gateway Entry - Iconic Gateway Sculpture With Panel Signage	91	4'-8"W x 19'-6" H	32'	Steel Mesh: Painted Steel (Green)
		60	Letters-20"H; 36'W x 20"H	12'	Dimens letters: Painted Metal (Yellow)
		60	8.75'W x 16'H	30'	"AVES" Logo: Painted Metal (Yellow/Green)
2	Ticket Booths (2) - Dimensional Letter Signage	6.5	Letters: 12"H; Overall: 6.5'W x 1'H	8.5'	Painted Metal (Yellow)
3	Concession Building - Dimensional Letter Signage	53.5	Letters: 18"H; Overall: 13'W x 5.5'H	19'	Painted Metal (Green)
4	Concession Building - Panel Signage	36.5	16'H x 8.75'W	10'	"AVES" Logo: Painted Metal (Yellow/Green)
5	ADA Signage (6) - Post and Panel	2	1'W x 2'H (Van)	8'-4"	Metal with Painted Finish
		2.5	1'W x 2.5'H (ADA)	7'-10"	
6	Scoreboard Sponsor Sign	625	25'-2" x 24'-10"	35'	Vinyl Sheet: Colors unknown.

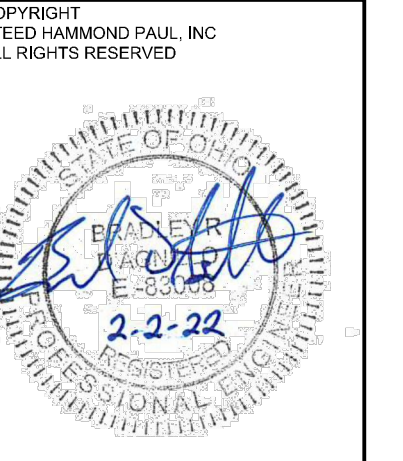
Thank you for your consideration of this project. Please let me know if you need additional information.

Sincerely,

SHP

A handwritten signature in black ink that reads "Allison E. McKenzie". The signature is written in a cursive style with a large, stylized 'E'.

Allison McKenzie, AIA
Principal



SHPP

230 Civic Center Drive, Ste. 200
Bellevue, Kentucky 41073
513.381.2112
shpp@aol.com

SYCAMORE COMMUNITY SCHOOLS
SYCAMORE HIGH SCHOOL STADIUM
 7400 CORNELL ROAD, CINCINNATI, OH 45242
 SYCAMORE COMMUNITY SCHOOLS
 5959 HAGEWA DRIVE, CINCINNATI, OH 45242

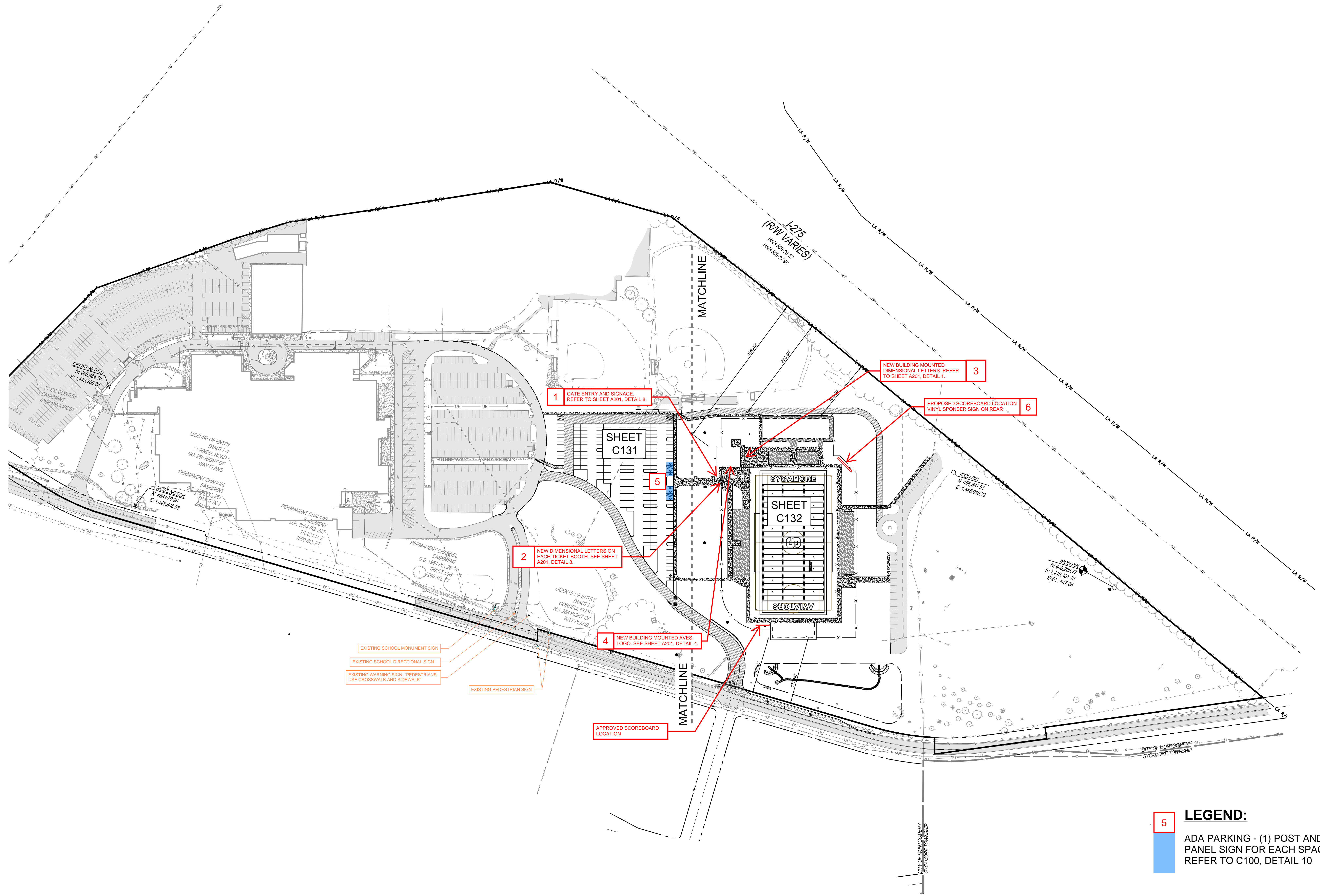
ISSUANCES

07-01-21	SCHEMATIC DESIGN
12-20-21	FINAL DEVELOPMENT PLAN
12-22-21	SD SUBMITTAL
01-21-22	ESP
01-25-22	ADDENDUM 01
02-02-22	PERMIT/COMP
02-10-22	ESP PROT
03-15-22	RFI 002
03-28-22	RFI 008
03-29-22	PR-01

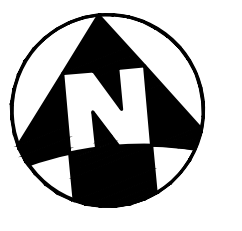
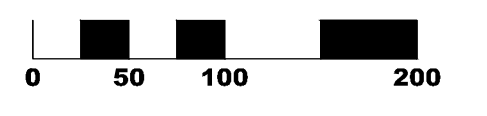
OVERALL LOCATION PLAN

COMM NO. 2019147.05

C130



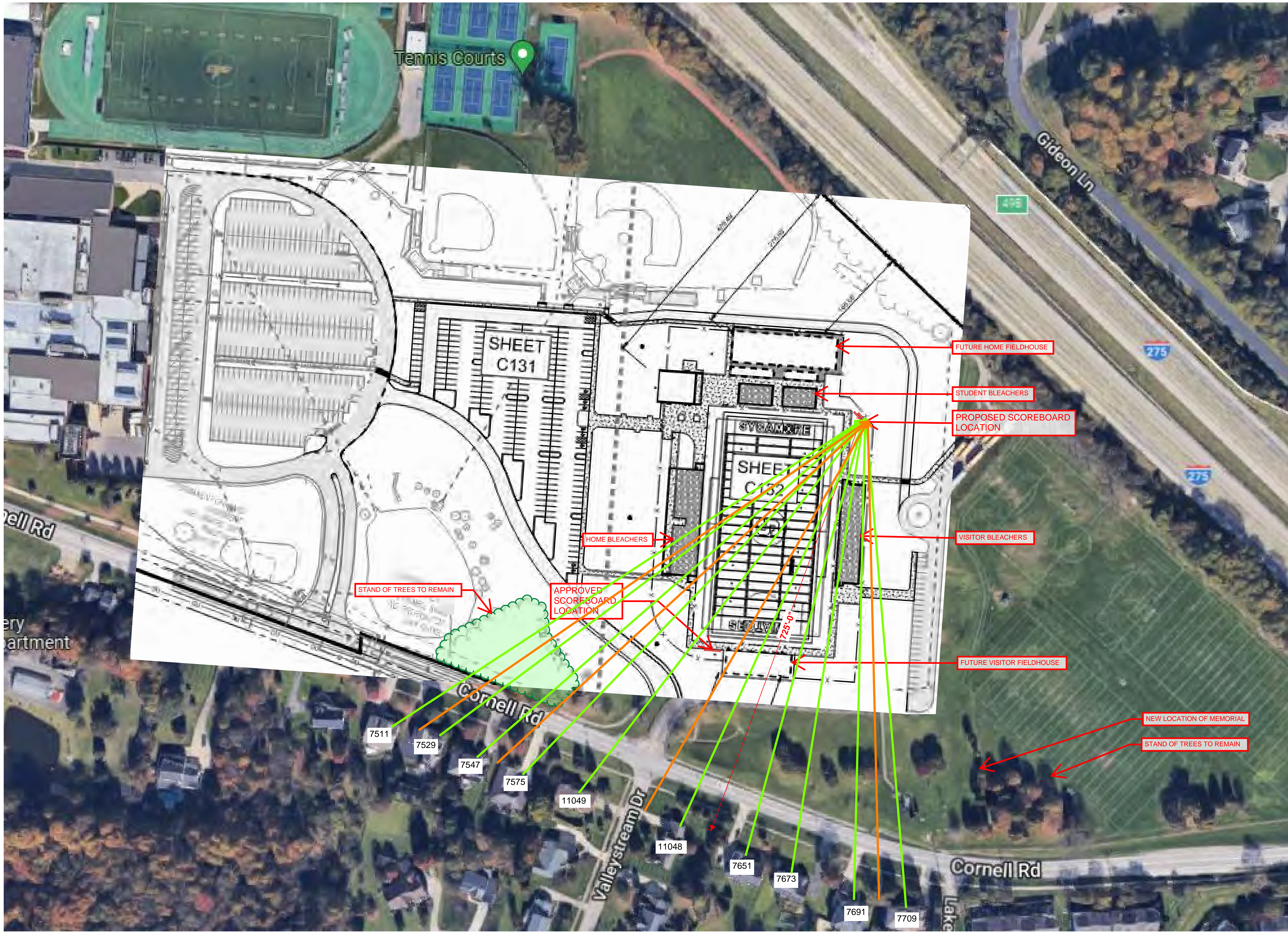
5 LEGEND:
 ADA PARKING - (1) POST AND PANEL SIGN FOR EACH SPACE - REFER TO C-100, DETAIL 10



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NOT REFERENCED

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SYCAMORE COMMUNITY SCHOOLS
SYCAMORE HIGH SCHOOL STADIUM

DEVELOPMENT PLAN
 2022 April 13

Contextual Plan Diagram





7511 CORNELL
VIEW OF SCOREBOARD BLOCKED BY VEGETATION AND HOME BLEACHERS.
GRADE IS APPROXIMATELY 27 FEET BELOW SCOREBOARD GRADE.



7529 CORNELL
VIEW OF SCOREBOARD BLOCKED BY VEGETATION AND THE HOME BLEACHERS.
GRADE IS APPROXIMATELY 25 FEET BELOW SCOREBOARD GRADE.



7547 CORNELL
VIEW OF SCOREBOARD BLOCKED BY VEGETATION AND OBSCURED BY THE HOME BLEACHERS.
GRADE IS APPROXIMATELY 23 FEET BELOW SCOREBOARD GRADE.



7575 CORNELL
VIEW OF SCOREBOARD BLOCKED BY VEGETATION.
GRADE IS APPROXIMATELY 22 FEET BELOW SCOREBOARD GRADE.



11049 VALLEYSTREAM
VIEW OF SCOREBOARD OBSCURED BY CONIFEROUS VEGETATION AT RESIDENCE.
GRADE IS APPROXIMATELY 20 FEET BELOW SCOREBOARD GRADE.



11048 VALLEYSTREAM
VIEW OF SCOREBOARD OBSCURED BY NEW VEGETATION, CONIFEROUS VEGETATION AT RESIDENCE, AND FUTURE VISITOR FIELDHOUSE.
GRADE IS APPROXIMATELY 20 FEET BELOW SCOREBOARD GRADE.



7651 CORNELL
SCOREBOARD VISIBLE.
GRADE IS APPROXIMATELY 18 FEET BELOW SCOREBOARD GRADE.



7673 CORNELL
VIEW OF SCOREBOARD BLOCKED BY THE VISITOR BLEACHERS.
GRADE IS APPROXIMATELY 17 FEET BELOW SCOREBOARD GRADE.



7691 CORNELL
VIEW OF SCOREBOARD BLOCKED BY THE VISITOR BLEACHERS.
GRADE IS APPROXIMATELY 12 FEET BELOW SCOREBOARD GRADE.



7709 CORNELL
SCOREBOARD VISIBLE UNTIL FUTURE FIELDHOUSE IS CONSTRUCTED.
GRADE IS APPROXIMATELY 7 FEET BELOW SCOREBOARD GRADE.

WEST OF ENTRANCE DRIVE

AT VALLEYSTREAM/ ENTRANCE DRIVE

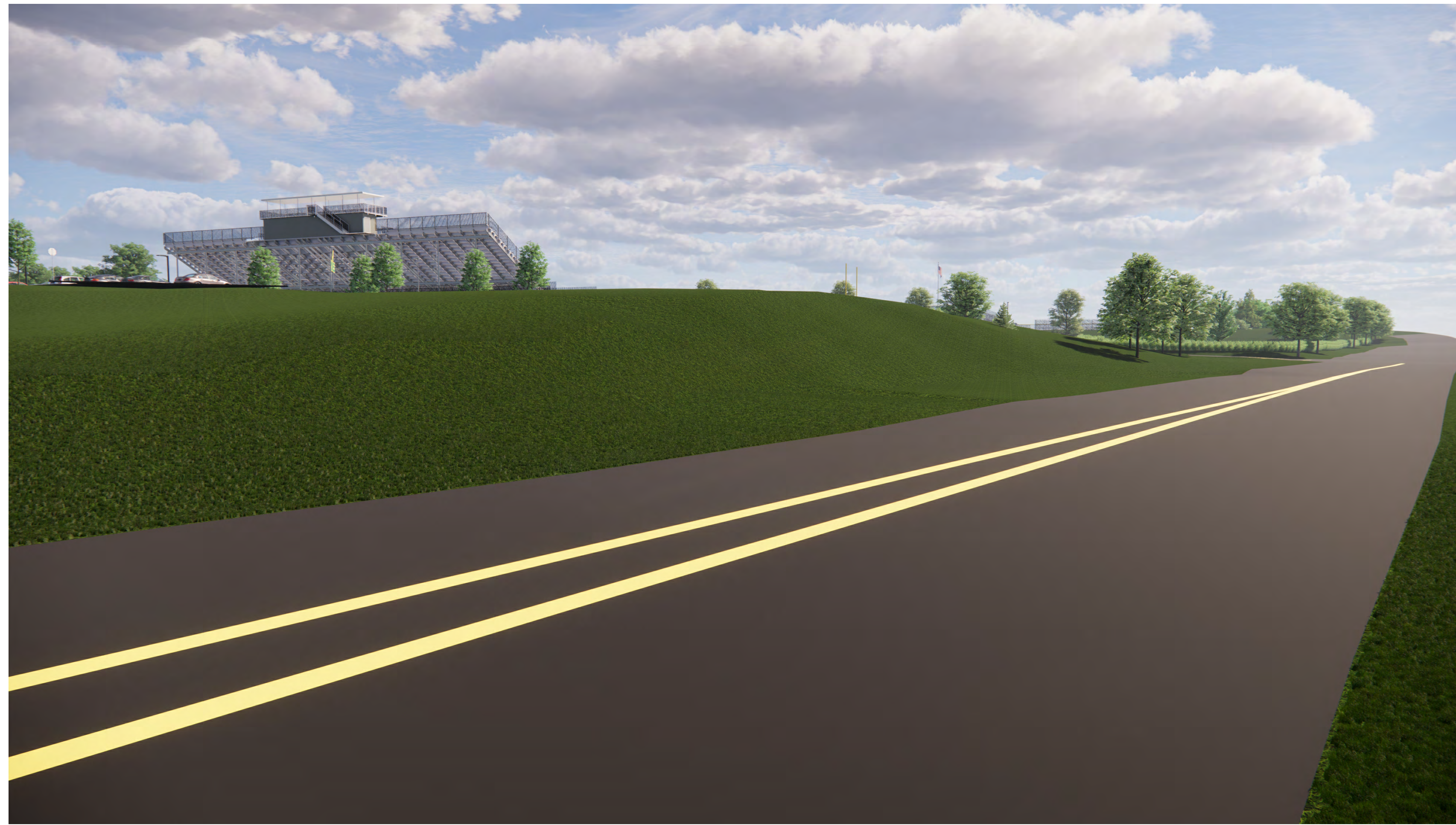
EAST OF ENTRANCE DRIVE

SYCAMORE COMMUNITY SCHOOLS SYCAMORE HIGH SCHOOL STADIUM

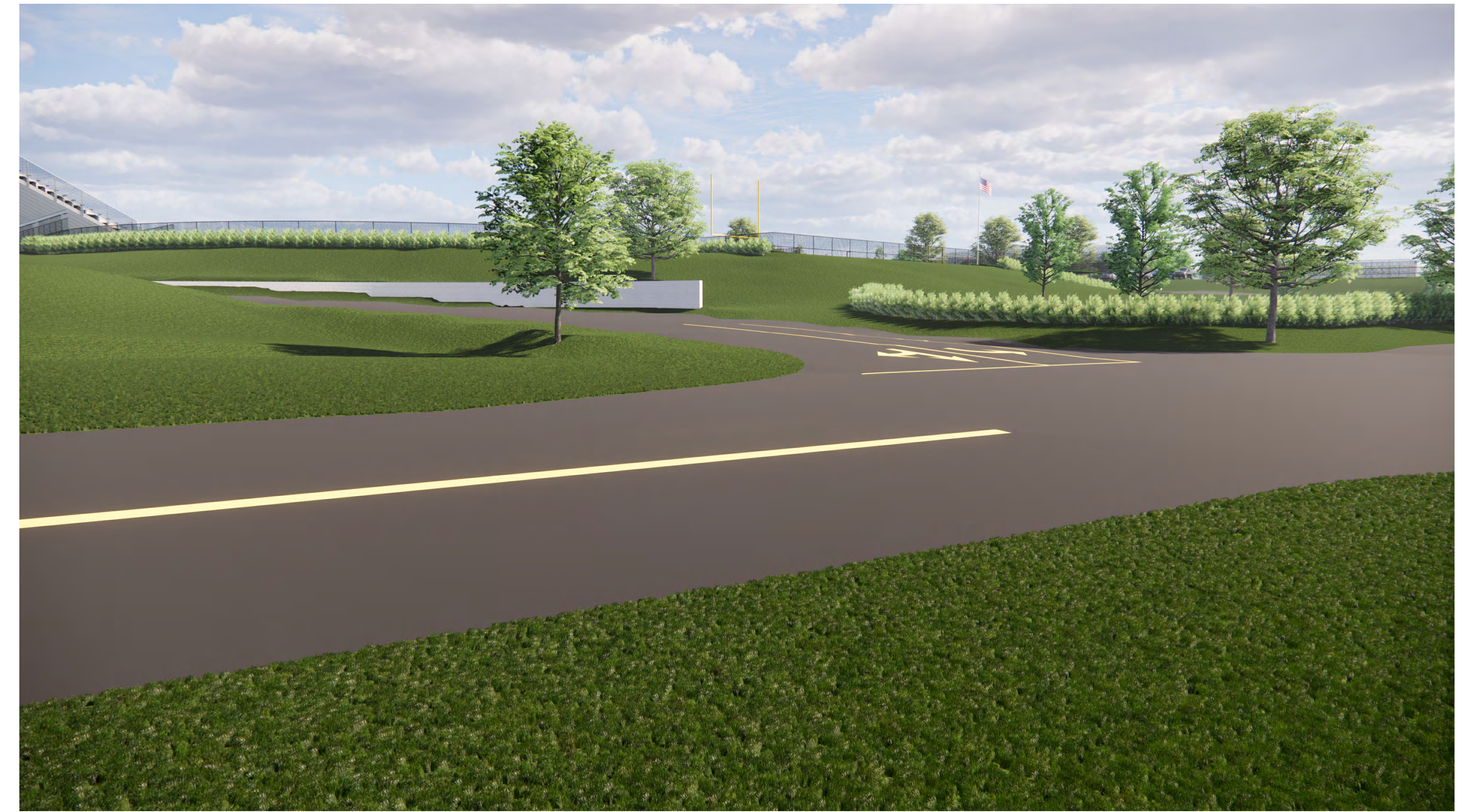
DEVELOPMENT PLAN
2022 April 13

Views From Adjacent Homes





7511 CORNELL

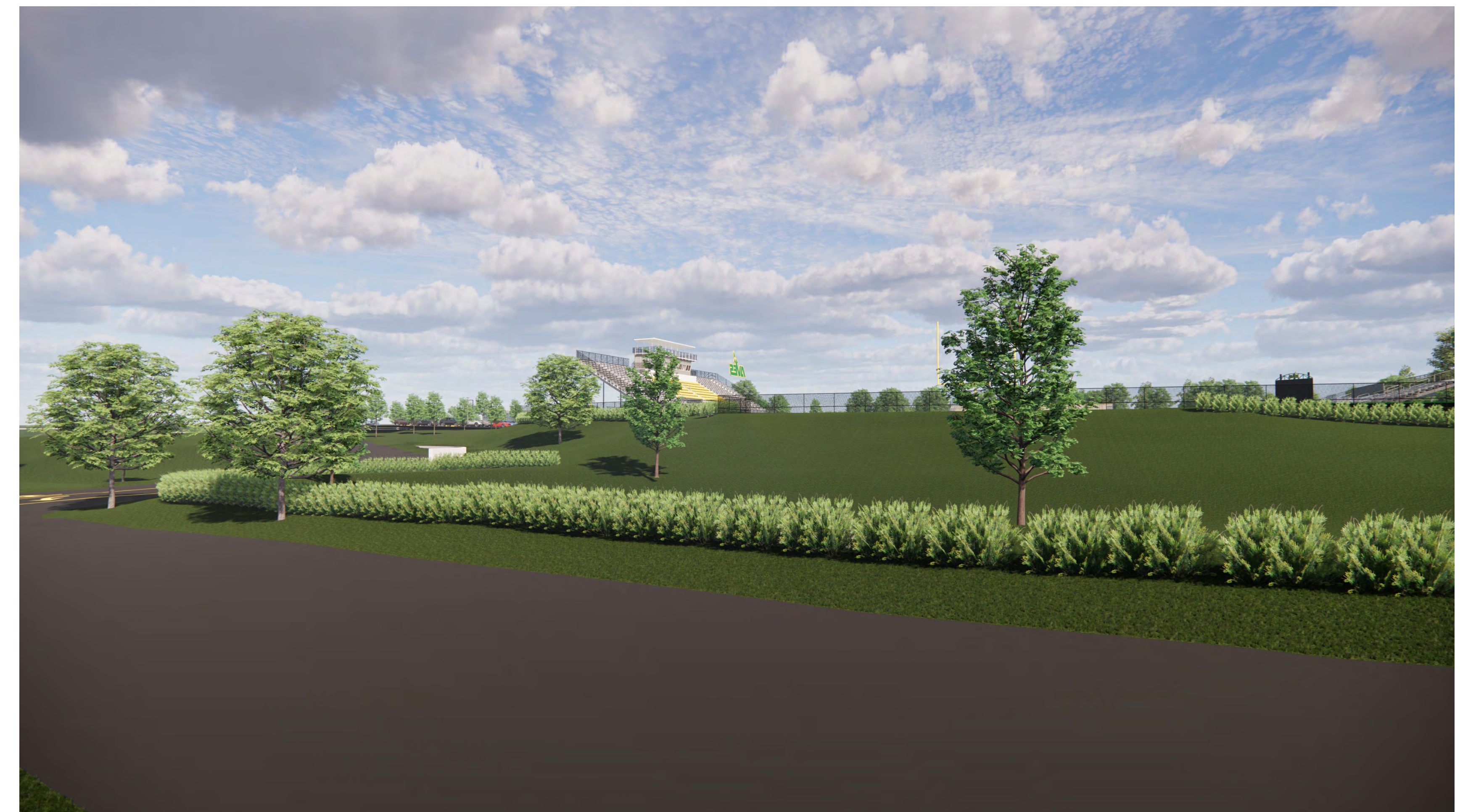


7575 CORNELL

WEST OF ENTRANCE DRIVE



11048 VALLEYSTREAM



7709 CORNELL

EAST OF ENTRANCE DRIVE

SYCAMORE COMMUNITY SCHOOLS
SYCAMORE HIGH SCHOOL STADIUM

DEVELOPMENT PLAN
 2022 April 13

Renderings From Cornell
 Road



These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.

**CITY OF MONTGOMERY
PLANNING COMMISSION ANNUAL MEETING**

City Hall · 10101 Montgomery Road · Montgomery, OH 45242

March 21, 2022

<u>PRESENT</u>		
<u>GUESTS & RESIDENTS</u>		<u>STAFF</u>
Dean Furlan GBBN Architects 332 East 8 th Street Cincinnati, OH 45202	Byron & Jill Scholle 10362 Radabaugh Dr., 45242	Tracy Henao Assistant City Manager
		Kevin Chesar Community Development Director
Leo & Amy Gundler 10608 Convo Ct., 45242	Michele Uckotter 303 Shakerdale Rd, 45242	Karen Bouldin, Secretary
Kay & Matt Hager 10404 Radabaugh Dr., 45242	Marc & Kenna Wahlquist 10432 Radabaugh Dr., 45242	<u>ALL COMMISSION MEMBERS PRESENT</u> Dennis Hirotsu, Chairman Jim Matre, Vice Chairman Vince Dong Peter Fossett Barbara Steinebrey
Ann Hayden 10500 Montgomery Rd., 45242	Mike Westfall 10611 Convo Court, 45242	
Ted Huster GBBN Architects 332 East 8 th Street Cincinnati, OH 45202	Ben Willen 10367 Radabaugh Dr., 45242	<u>MEMBERS NOT PRESENT</u> Darrell Leibson Pat Stull
Sue & Mark Schlueter 10418 Radabaugh Dr., 45242		

Call to Order

Kevin Chesar called the meeting to order at 7:30pm.

Roll Call

The roll was called and showed the following response/attendance:

PRESENT: Mr. Fossett, Ms. Steinebrey, Mr. Hirotsu, Mr. Matre, Mr. Dong (5)

ABSENT: Mr. Stull, Mr. Leibson (2)

Election of Officers

Mr. Matre moved to nominate Mr. Hirotsu as Chairman for a period of one (1) year, beginning February 1, 2022.

Mr. Dong seconded the motion.

No other nominations were brought to the floor.

These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.

Planning Commission Meeting

March 21, 2022

22 Mr. Matre moved to close nominations. Mr. Dong seconded.
23 The Commission unanimously approved the motion to close all nominations.
24 The Commission unanimously approved Mr. Hirotsu as Chairman.
25
26 Mr. Dong moved to nominate Mr. Matre as Vice Chairman for a period of one (1) year,
27 beginning February 1, 2022.
28 Ms. Steinebrey seconded the motion.
29 No other nominations were brought to the floor.
30 Mr. Fossett moved to close nominations. Mr. Dong seconded.
31 The Commission unanimously approved the motion to close all nominations.
32 The Commission unanimously approved Mr. Matre as Vice-Chairman.
33
34 Chairman Hirotsu presented the Rules of Order and Procedure governing the Planning
35 Commission of the City of Montgomery, Ohio, originally adopted March 18, 2002.
36 He asked all members for any discussion or changes. There was none.
37 Mr. Matre moved to affirm the Rules, as presented.
38 Mr. Dong seconded.
39 The Commission unanimously approved.
40
41 Chairman Hirotsu reminded all guests and residents to sign in, and please turn off all cell phones.
42
43 Mr. Matre wished to discuss the future start time of these Planning Commission Meetings,
44 asking if everyone would be open to a start time of 7:00pm, instead of 7:30pm.
45 Chairman Hirotsu noted that the Landmarks Commission and the Board of Zoning Appeals also
46 start their meetings at 7:00pm.
47
48 *Mr. Matre moved to change the meeting start time from 7:30pm to 7:00pm, for all future*
49 *Planning Commission meetings.*
50
51 *Mr. Dong seconded the motion.*
52
53 *The Commission unanimously approved.*
54
55 **Guests and Residents**
56 Chairman Hirotsu asked if there were any guests or residents who wished to speak about items
57 that were not on the agenda. There were none.
58
59 **Old Business**
60 There was no old business to report.
61
62 **New Business**
63 *Application for a Final Development Site Plan approval to allow for construction of an*
64 *additional story over the current 7th-story of the 300 Tower, with associated temporary*
65 *relocation of the helipad on the Bethesda North Hospital campus at 10500 Montgomery Road.*

Planning Commission Meeting

March 21, 2022

66

Staff Report

68 Mr. Chesar reviewed the Staff Report dated March 21, 2022, “Application for a Final
69 Development Site Plan for Bethesda North Hospital – Additional Story/Floor at 10500
70 Montgomery Road.”

71
72 Mr. Chesar indicated that two residents had emailed, and there was a phone follow-up: one was
73 regarding the panel colors; the second was related to their opposition to the temporary helipad
74 location. He asked for any questions.

75
76 Mr. Dong asked if there were any complaints or issues regarding the helipad, when it had been in
77 this location previously. Mr. Chesar stated that it was prior to his time with the City, but he was
78 sure that, based on the attendance of tonight’s meeting, that there were concerns. He asked
79 Ms. Henao to respond.

80
81 Ms. Henao stated that we did receive a few complaints from residents about the temporary
82 helipad location, in terms of the noise and the fact that the original estimate of time was longer
83 than proposed. She noted that the hospital did try to move the helipad back to its permanent
84 location and keep to the timeframe they had spoken of in the meeting, however due to some of
85 the safety concerns, the FAA as well as the hospital Safety Team did not feel that it was
86 appropriate to move it back, so it was kept in that location longer than it was anticipated.

87
88 Mr. Dong asked Ms. Henao about any outstanding issues from a previous review of the hospital,
89 and if they have been completed. Ms. Henao stated that they have – the very last outstanding
90 issue was with Duke Energy, in terms of lights, and that has been resolved. We were able to
91 work with some of the residents, in terms of landscaping issues and the other outstanding
92 lighting issues.

93
94 Mr. Matre asked Ms. Henao if the helipad situation was before the Commission before.
95 Ms. Henao stated that it had been discussed during the addition that was just completed at
96 Bethesda – when the temporary helipad location was in the same proposed area that is also being
97 temporarily proposed. During the last construction project, they had only anticipated a 4-month
98 term, and it ended up being closer to 8 months, due to the construction challenges. This
99 application is for the helipad to go back into that temporary location, during this construction
100 project.

101
102 Mr. Fossett asked if the entire 200 Tower would be vacant, or was it just 44 beds that would be
103 vacant. Mr. Chesar deferred to the applicant.

104
105 There were no more questions for Staff from the Commission.

106
107 **Ted Huster, GBBN Architects, 332 East 8th Street, Cincinnati, OH 45202** thanked Kevin and
108 Tracy for their help with the 300 Tower overbuild; he stated that they have met several times and
109 have been careful to comply with the zoning regulations. They would like to follow through

Planning Commission Meeting

March 21, 2022

110 with the prior approval from 2006 (2005). As far as design, the real objective is to modernize the
111 look and feel of the 300 Tower on the Montgomery Road side, but on the resident's side, they
112 will stay with the masonry feel of the precast.

113
114 Mr. Huster stated that the 44 beds were driven by oncology medical surgery needs, and the
115 rooms are simple being relocated from 44 vacant beds from the 200 Tower – which is the
116 original hospital. He pointed out that the rooms in there were a little over 120 to 130 square feet,
117 and the rooms they are building are closer to 280 square feet, including the restroom. These are
118 more in tune with today's hospital room standards.

119
120 Mr. Huster noted that currently, there is not a designated use for the 200 Tower. When the master
121 facility plan was created, we anticipated that it would be used for long-term storage or it could be
122 converted to office – but there isn't a need for that much square footage for office. For the
123 hospital to actually use those beds, they would have to go back and get additional licenses.

124
125 Mr. Dong asked if there have been any changes from the original design that was approved in
126 2006 (2005), to the design presented today; and if so, what were they?

127
128 Mr. Huster stated that he believed the original design was meant to be just another floor, that
129 would look like the rest of the tower, just at the top. From a design perspective, it looked like an
130 architecturally unresolved building – with no top to it, so we looked at what we could do to that
131 floor to make it look like the top of a building. The designer studied it, and provided a top that
132 uses the metal panel to reach down to the 5th floor and cover up some of the brick on the
133 northwest side.

134
135 Mr. Dong asked if there would be any utilities on the roof. Mr. Huster stated that the parapet on
136 the roof sits up about 4 to 6 feet, and it will hide the one air handler on the roof. Currently, there
137 are exhaust fans, and they will be extended up, and the air handler will be added.

138
139 Ms. Steinebrey asked if they have renovated other rooms below this addition, in Tower 300.
140 Mr. Huster replied that it has been 15 years, and they have now started renovations on the first
141 floor – the ICU and the Cath Lab. They are 2-3 months from being completed. The second floor
142 through the sixth floor has not been renovated.

143
144 Mr. Fossett wanted to clarify that the 200 Tower will still utilize patient beds; there will just be
145 44 fewer. Mr. Huster confirmed, noting that there will probably be one floor that is vacated at
146 that time.

147
148 Chairman Hirotsu thanked Mr. Huster for presenting the renderings on the wide screen.
149 He asked what other things were happening on the facade, as well as the addition to the top.
150 Mr. Huster showed the Commission and all guests, these changes on the wide screen.
151 He explained that at the current roof level, and extending up, it will be all new construction. It is
152 about 13 feet below the elevator tower. On the areas that would be the brick, they are extending

Planning Commission Meeting

March 21, 2022

153 metal panel down to the 5th floor. The metal panel has a little bit of a facet to it. On the east
154 side, it will be pre-cast brick, a tan color.

155
156 There were no more questions from the Commission.

157
158 Chairman Hirotsu asked if there were any guests or residents who wished to speak.

159
160 **Mike Westfall, 10611 Convo Court, Montgomery, OH 45242** stated that he has been a
161 Montgomery resident since 1983. He did not realize that the 8th floor had previously been
162 approved. He felt that this building was very tall. He pointed out that while it may be 2-3 stories
163 from Montgomery Road, it will be 7 stories from Convo Court. He stated that when the new
164 addition was put on, several issues came up, and many were resolved. In 2005, they moved the
165 helipad right behind his home. The City stated that they would require the helicopters to come
166 down Montgomery Road, then come over. This has not been enforced, and the helicopters have
167 been, and still are, flying in at about 50 to 75 feet above the houses on Convo Court and
168 Thistlewood. They are flying over yards where children are playing, and he felt this was very
169 dangerous.

170
171 Mr. Westfall stated that the noise was a significant issue. The Montgomery route is only being
172 adhered to, about 25% of the time. He stated that it is very difficult to sleep at night, when the
173 helicopter is so low – it actually moves pictures on the wall. He felt that if the City cannot
174 enforce that issue, we need to figure something else out.

175
176 Regarding the metal panels on the side of the hospital, Mr. Westfall felt that any metal panels
177 would reflect noise even more. He was not in favor of this.

178
179 In the past, Mr. Westfall stated that the construction wasn't supposed to start until 7am, but it
180 started at 5am. The police were called, and it would stop for a day, then back at it again – and
181 this happened over and over. He believes this will happen again.

182
183 He asked that the rules be enforced for the flight path of the helicopter, and that they not fly so
184 low. He did not view the helicopter pad as its proper permanent place, and he will continue to
185 work with Tracy on this. He urged the City to continue to explore this.

186
187 **Mark Schlueter, 10418 Radabaugh Drive, Montgomery, OH 45242** asked how tall this
188 building would be, in feet. Mr. Huster stated that, from the sub lower level to the top, it would
189 be 154 feet. The sub-level includes the 2 employee parking levels. Mr. Schlueter did not agree
190 with the statement that this complied with the agreement with the residents, and that it was
191 adopted by the City. He had a copy, as it was recorded at Hamilton County Courthouse, and it
192 was approved for 8 stories, at 96 feet.

193
194 Mr. Huster stated that this proposed addition would not be as tall as the existing elevator tower,
195 and the existing building is already taller than 96 feet. Mr. Schlueter felt that this was in
196 violation of the code, and asked that the applicant consider another plan that the Planning

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197 Commission could accept, that would comply with the Code, and the agreement they had.
198 Mr. Huster restated that the current building is higher than 96 feet. Mr. Schlueter stated that he
199 would be happy to provide copies of the Hamilton County record to anyone interested.
200

201 Chairman Hirotsu asked if the agreement was different than the Code. Mr. Schlueter stated that
202 he could not find the Code on the website today, but the last time he looked, he felt that the
203 agreement was posted into the Code. Ms. Henao confirmed the code reflects the agreement.
204

205 Mr. Chesar understood that it was adopted, based on that agreement. Staff researched what was
206 approved in 2005, and that agreement was also in place. Mr. Chesar reaffirmed Mr. Schlueter's
207 statement that there is a chart in the Code that shows 96 feet as the maximum height of a
208 building. From the research of what they have been told and what was approved in 2005, there
209 is also another subsection under the height requirement: 151.1216(d)(2). This talks about
210 structures that must be set back, and this section is what was used to determine the height for
211 additions to the building. From a staff perspective, the chart deals with new construction, and
212 the bed tower was an addition to the principal hospital building. The subsection states that...
213 "the structure shall be set back a minimum of 50 feet from the north, east and west boundaries
214 of the property. Structures in excess of 60 feet in height shall be set back an additional one foot
215 for each foot by which the building exceeds 60 feet."
216

217 Mr. Chesar explained, when they reviewed the information, from a math perspective, the
218 maximum height of 160 feet is derived from the first 50 feet of setback equates to 60 feet of
219 height with an additional foot of height for each additional foot of setback. So, with it being
220 setback 150 feet, that equates to the initial 60 feet in height, and an additional 100 feet of height.
221 From the hospital's perspective, they are stating that they are under the 160 foot maximum
222 height perspective.
223

224 Mr. Schlueter stated that there was nothing that stated anything about 160 feet. He did not feel
225 this application was in compliance with the code. The paragraph that Mr. Chesar was referring
226 to, is at the very end of that section, and it referred specifically to the north end of the property.
227

228 Mr. Matre suggested that we ask Terry Donnellon, Montgomery's Law Director, to look at this
229 to determine his interpretation. Mr. Chesar stated that because this happened in 2005, he and
230 Ms. Henao both researched this via various methods, as neither of them were here at the time.
231 They also asked Terry Donnellon, and he was comfortable with the height calculation regarding
232 the intent for the hospital building.
233

234 Chairman Hirotsu stated that it must mean that, because the original building was taller than 96
235 feet. Mr. Schlueter stated that he didn't recall the discussion of the original building; maybe he
236 wasn't notified, since he wasn't within 150 feet of the building.
237

238 Chairman Hirotsu also read the Code, and understood Mr. Schlueter's interpretation. He read it
239 to be sensitive to prevent tall buildings near Radabaugh – near the south end of the building –
240 which is what the table refers to. The second section talks about the north, east and west – so

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241 they clearly called out the south --to keep buildings close to the south, below 96 feet. Chairman
242 Hirotsu felt that you needed to read the 2 sections in combination to get the complete
243 interpretation of the intention of the code.

244
245 Ms. Henao stated that, from the conversation with Mr. Donnellon, that was the interpretation in
246 2005. Mr. Donnellon was working with the City at that time. The interpretation that 160 feet
247 was the maximum height was confirmed by the Planning Commission, and went on to City
248 Council for a request for an equivalency, in terms of landscaping, so City Council was also privy
249 to this in 2005. Ms. Henao stated that the hospital has been working under that assumption for
250 20 years.

251
252 Ms. Henao stated that Staff and Mr. Donnellon need to hold to that previous interpretation. She
253 pointed out that if a resident were to challenge that, there is an avenue for it, but as of right now,
254 we must stay consistent with the interpretation of 2005. She pointed out that the existing bed
255 tower is 141 feet in height.

256
257 Ms. Henao stated that they all completely understand how this is so confusing.

258
259 Mr. Schlueter felt that although the decision was made, it didn't mean that we should continue to
260 pile on top of it, and make it even worse, and asked the Commission to consider what the Code
261 actually stated.

262
263 Mr. Fossett, asked what the avenue was for residents who disagreed with the current
264 interpretation.

265
266 Ms. Henao stated that any interpretation of Staff may be challenged at the Board of Zoning
267 Appeals. And further, the decision of the Board of Zoning Appeals and/or the Planning
268 Commission could also be appealed at the Court of Common Pleas.

269
270 **Michelle Uckotter, 303 Shakerdale Rd., Montgomery, OH 45242**, stated that she lived in a
271 47 unit landownership development for 27 years, directly across from the hospital. She agreed
272 with Mr. Westfall about the helipad. She is on the Board of the landowners, and was here to
273 represent them. She did not think many of her neighbors received the notice of this application.
274 She stated that the last time they had this temporary location for the helipad, it was extremely
275 disruptive, flying very low over residential, constantly. She confirmed that it had taken much
276 longer than it was supposed to, and now we are talking about it being there until the end of
277 September, this time, which she questioned. This was her biggest concern – that they have to fly
278 over their homes, and it happens all day, all night, all hours. She stated that it is a serious
279 concern, and she believes there are other options for the helipad.

280
281 Ms. Uckotter stated that she also had a concern about the height of the building, and has talked
282 with Mr. Chesar about this.

283

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284 Mr. Westfall stated that two years ago, his relative was in the hospital, and he had talked with
285 folks in the hospital. At that time they had a plan to put the helipad on top of that building; he
286 doesn't know why they didn't do it. If they had done so, it would relieve a lot of these issues.
287 He suggested this as an option.
288

289 **Byron Scholle, 5136 Radabaugh, Montgomery, OH 45242** stated that he has been a resident
290 since 2005, and has worked with Tracy quite a bit. He recommended that the City send this
291 notice of public hearing about the helicopter pad to a larger radius, because it impacts a much
292 larger radius than those living close to the hospital. He has friends who live on Deerfield, and
293 their house rattles from the helicopters. He concurred with all of the comments about the
294 helicopter route, and how frightening the low flying helicopters are to their children when they
295 are out playing. He stated that his neighbors felt the same way. He said the wind blows over
296 garbage cans, knocks over landscaping, and is very dangerous and impactful to their children.
297 He suggested some kind of penalty, in the event that the construction wasn't done by September
298 -- ask them to make some donations to the community, to the stadium or give some form of
299 compensation.
300

301 Mr. Scholle agreed with Mr. Schlueter's comments regarding the height of the building. He felt
302 that the Commission should physically see this. He agreed that the helipad be placed on the roof,
303 that it would help with the noise issue and the height of the flying. He asked if they had
304 considered using the deck on the new parking garage that is parallel to Montgomery Road, for
305 the temporary helipad location. He stated that it was much closer to the emergency room. He
306 stated that he brought this up at the last meeting, and one of Board members stated that he didn't
307 think the deck could handle the weight of the helicopter. Mr. Scholle questioned this.
308

309 **Ben Willen, 10376 Radabaugh Dr., Montgomery, OH 45242** had strong concerns with the
310 helipad temporary placement. He recalled that the last time they did this, it totally disrupted their
311 lives. He has four children, and his son was very frightened when he was outside and would cry
312 and run into the house, when they flew overhead. He stated that the helicopters fly very low,
313 they circle, they come from all different directions, and sometimes they hover. Now, this will
314 take place during the summer again. Mr. Willen stated that his wife is a physician, and when the
315 helicopters come in the middle of the night, it wakes them all up; it is very loud.
316

317 He stated that in December of 2020, they were told that the helicopters averaged about 10 times/
318 month. Now it is about at least 10 times/week, and it comes all the time during the night.
319 He asked for another location for this temporary move, as long as it didn't disrupt any other
320 residents. He also concurred with Mr. Schlueter's issue about the height of the building.
321

322 **Sue Schlueter, 10418 Radabaugh Dr., Montgomery, OH 45242** agreed with all of the other
323 comments stated tonight. Earlier in the meeting, Mr. Dong asked if anyone wanted to expand on
324 any other issues regarding the Thomas Comprehensive Care Center. She stated that an
325 outstanding issue that was not resolved or enforced, was that the hospital stated that they would
326 not have the lights on all night. She stated that there is lighting that is on, inside of the building,
327 24/7. There is also lighting on the terrace. All of that lighting faces the south side, which is right

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328 into her family room, every day, all day long. In a previous meeting, the hospital had committed
329 that they would have a plan in place so that the lights would not be on, all of the time. Ever since
330 the building has been built, they have never been turned off. She asked if they could resolve this
331 issue, with timers or motion sensors or something.

332
333 **Marc Wahlquist, 10432 Radabaugh Dr., Montgomery, OH 45242** echoed Sue's comments.
334 He wondered why the lights were on all of the time, and asked if the lights could be turned off;
335 they were extremely bright.

336
337 Chairman Hirotsu asked if there were any more questions. There were none.

338
339 Mr. Huster addressed the questions brought up by guests and residents.

340
341 1) Regarding the building materials, reflecting the noise, Mr. Huster stated that whether it is
342 on a hard masonry surface, or a metal panel, he was unsure which sound would reflect the
343 least. He thought the heavier pre-cast would reflect the noise more, but that could be
344 debated. He pointed out that the elevator tower already has a good portion of metal panel
345 on its surface. He stated that the code does not dictate what material the hospital can use
346 on their facilities.

347
348 2) When construction went on, he felt that the working hours should be observed. He was
349 not part of the project when the building addition went on. He felt that the working hours
350 should be observed, for this proposed project.

351
352 3) There has been much discussion about the temporary location of the helipad. They have
353 discussed this with the City and with Bob Francis of Air Care, as well as the Emergency
354 Department Staff. In the end, they have turned back to the original location in the
355 southeast corner. Part of the reason it works well is because of the flight path - it goes
356 catercorner across Montgomery and Galbraith. Bob Francis noted that helicopters tend to
357 fly into the prevailing winds, which come from the southwest, and that is the angle they
358 feel most comfortable and secure in landing. Mr. Huster was told by Bob Francis that
359 once they are on the helicopter landing, they go vertically 200 feet before they maneuver
360 out of any vertical position. He stated the original helipad was later moved when the
361 Tower was being built, it moved into the center of Lot 1.

362
363 For this move, we explored that as an option, but felt that if you were trying to land a
364 helicopter in the middle of Lot 1, then all traffic on the hospital campus would need to
365 stop. It would also put them in a more remote position, trying to get back to an easy
366 access point to the emergency terminal. When they looked in the back, the ER said they
367 were actually closer to residents, and it would cause more trouble trying to get an
368 ambulance in and around.

369
370 Given the process of elimination, the front location was identified to be the best.

371

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- 372 4) The previous temporary helipad time commitment of 4 months is what was given to us by
373 Turner Construction. They ran into material availability issues, which are prevalent in
374 construction. This time, we are estimating 6 months, in response to that, although we
375 have seen the material issues ease quite a bit.
376
- 377 5) Mr. Huster felt that there could be some discussion between the City and TriHealth to
378 have them resolve the lighting issues in the Thomas Comprehensive Care Center.
379 He suggested that the TriHealth representatives meet with Tracy and the residents on
380 Radabaugh.
381
- 382 6) With regard to the building height, Mr. Huster explained that there was no way that you
383 could build 8 stories, at 96 feet. He stated that in his viewpoint, and in the hospital's, the
384 current approval should stand.
385
- 386 7) Placing the helicopter pad on top of the Thomas Center would not work because it would
387 require a direct access down, and then an ambulance ride around to the Emergency
388 Department. He stated that they did start discussions early on, to see if they could put it
389 on the roof of the 300 Tower. Based on the existing structure, they were told that from
390 the construction on the roof, that the building was not designed for that, and it was never
391 anticipated. Additionally, they would need another trauma elevator, to be run all the way
392 to the roof. A trauma elevator is large enough to hold the entire trauma team, with all of
393 their accessories, and have it run from the roof, all the way to the first floor. Currently,
394 there is a trauma elevator, but it is only intended for the 1st and 2nd floor.
395 The current location of the helipad takes patients right into the Emergency Department.
396

397 There were no more questions from residents.
398

399 Chairman Hirotsu asked for discussion among the Commission.
400

401 Mr. Matre was in favor of the building additions. Regarding the helicopter pad placement, he
402 felt that no matter where you put it, it would bother someone. He would love to see something
403 done about the flight path, yet he believed that it would be tough to manage and monitor.
404 He would like to see them manage the construction work times, but also had concerns of how to
405 manage and monitor. He understood the residents' concerns.
406

407 Ms. Henao stated that Staff has had several conversations with hospital associates, and Bob
408 Francis (Air Care) and Steve Mombach, of TriHealth about how the City can help with this issue
409 of the helicopter path and the pad. They reviewed the past meeting minutes from when it was
410 moved from Montgomery and Radabaugh to its existing location, and there was much discussion
411 about the flight path utilizing Montgomery Road. From those conversations, Ms. Henao
412 understood that is the primary path they are trying to use, however, the prevailing winds, many
413 times, do not allow it. As a City, we cannot regulate or control the flight path; we can only
414 continue to have discussions to remind them. She stated that she has contacted the FAA, and

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415 was told that the flight path was in compliance with what the FAA required, and that it had been
416 approved by the FAA.

417
418 Chairman Hirotsu asked if there was a minimum amount of height they had to fly. She did not
419 know the requirement for that. She stated that the FAA went out and looked at it, and found
420 them to be compliant with the flight path and all of the recommendations.

421
422 Ms. Henao stated that we do have control over construction time. She was aware of a couple of
423 times when they were previously working there, and needed to come in and work prior to the
424 noise ordinance time, because of concrete pours. This happens often with concrete pours
425 because they need such a long time to cure, they have to come in early in the morning – and the
426 beeping of the trucks backing up is a major noise issue and disturbance to the residents. She
427 stated that they did not have to do that very often for the hospital, but it does happen
428 occasionally.

429
430 Ms. Henao stated that another problem with the noise ordinance is that the City needs to be made
431 aware of it. And, there is not a city employee stationed at the construction site. Someone needs
432 to call the police department, and the police have to actually witness the infraction, and will then
433 cite the contractor who is in violation, not the hospital. She stated that when the City is made
434 aware of a noise issue, they will contact the hospital immediately, and the hospital has been very
435 open to discuss this with the contractors. She understood this aggravation, and stated that they
436 do the best they can to keep that in compliance.

437
438 Mr. Dong was glad that they will look into the lighting from the Thomas Care Center. He agreed
439 that anywhere the helipad is placed will affect someone. He recalled all of the discussion around
440 this at the last meeting when they wanted to move the helipad. Regarding the building height, he
441 believed that if the assessment in 2005 was to approve it, he didn't know how you would change
442 it now, since the building is already much taller than 96 feet. He would tend to agree with
443 Mr. Donnellon's interpretation on the height.

444
445 Mr. Fossett asked how long helicopters have been landing at Bethesda. A hospital
446 representative, Ms. Ann Hayden, stated that she would look into it. Ms. Henao stated that it was
447 prior to 2005, and the original hospital was built in the early 1970s, but she did not know how
448 long the helicopters have been flying.

449
450 Mr. Schlueter stated that it has gradually increased in the number of flights, and varied landing
451 times. He stated that they used to land in a field, because it happened so seldom. He felt that in
452 the past 20 years, it has become a very regular occurrence.

453
454 Ms. Steinebrey was familiar with the helipad discussions at Planning Commission meetings over
455 the years. She sympathized with residents and the issues they were dealing with; she also felt
456 that it was a tremendous advantage, to think of how many lives are saved. She wanted residents
457 to know that we do the best we can to keep everyone happy; yet this hospital also provides a
458 tremendous asset to the community, so that people who need help can get there via helicopter.

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459

460 Chairman Hirotsu recalled that the last time we had met with the hospital, there was a very clear
461 message that the lights would not be on in the Thomas Care Center building throughout the
462 night. He asked why they were on. He remembered the hospital telling us that there was no one
463 there at night, and the lights would be off.

464

465 Mr. Huster stated that there is a code minimum for lights to remain on in a building, even after
466 hours --typically the number is 1 foot candle of lighting is required. There is also lighting at
467 egress doors. Mr. Huster felt that what was being described was much brighter than that, and
468 warranted investigation. Chairman Hirotsu appreciated the follow-up on this.

469

470 Regarding the helipads, Chairman Hirotsu felt that it was worse on Radabaugh, than it was on
471 the back of the building, as a permanent location. He also agreed that there would be no location
472 that would make everyone happy. He appreciated Mr. Schlueter's point of view regarding the
473 code's description of building height, and Chairman Hirotsu felt that the code should be made
474 clearer, as it currently required interpretation. After he read it several times, he could easily
475 understand the interpretation from 2005; and the fact that the original building was approved,
476 and its extension. And the fact that we approved it, and asked for an equivalency (which has
477 been delivered), is a precedent, in this case. He encouraged anyone who has questions to read
478 the Zoning Code, Section 151.1216(d)(1) and (2) together, as a holistic combination.

479

480 Chairman Hirotsu was glad that the hospital was expanding, he wished he could make it easier
481 for the residents.

482

483 ***Mr. Matre moved to approved the application for a Final Development Site Plan to allow for***
484 ***construction of an additional story over the current 7th-story of the 300 Tower, with associated***
485 ***temporary relocation of the helipad on the Bethesda North Hospital campus at 10500***
486 ***Montgomery Road, with the conditions set forth in the Staff Report dated March 21, 2002.***

487

488 Mr. Dong asked about the lighting for the Thomas Care Center, if it would just be a follow-up, or
489 if it should be a part of a motion. Ms. Henao confirmed that it would be looked into.

490

491 Chairman Hirotsu asked if the hospital ran over on the time commitment, was it possible to come
492 to an agreement on a fine. Ms. Henao stated that there is no legal way to do that. Mr. Matre
493 stated that there would need to be a contract between the contractor and the hospital. That would
494 be a private issue; the City could not get involved in that.

495

496 Mr. Huster stated that any of the estimates they are providing, they are giving it directly from
497 Turner Construction's information. Mr. Dong added that if there is a change to extend the
498 timeline, he asked that adequate notice be given to the City as well as the residents. Ms. Henao
499 would appreciate that, as in the past she had heard about the delay from residents, prior to
500 hearing from the hospital. Mr. Huster replied that he would inform all.

501

502 ***Ms. Steinebrey seconded.***

These minutes are a draft of the proposed minutes from the Planning Commission meeting. They do not represent the official record of proceedings until formally adopted by the Planning Commission. Formal adoption is noted by signature of the Chair, within the Minutes.

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503

504 *The roll was called and showed the following vote:*

505

506 *AYE: Ms. Steinebrey, Mr. Matre, Mr. Dong, Mr. Fossett, Chairman Hirotsu (5)*

507 *NAY: (0)*

508 *ABSENT: Mr. Stull, Mr. Leibson (2)*

509 *ABSTAINED: (0)*

510

511 *This motion is approved.*

512

Staff Report

514 Mr. Chesar and Ms. Henao gave the following update:

515

516 • At this point, he did not believe we would meet on April 4, but he would confirm with all
517 members.

518

519 • There is interest in the Commercial Exterior Grant Program, for the businesses, as well as
520 our Historic Preservation Grant Program, for help in assisting businesses that are trying to
521 repair or renovate their exteriors.

522

523 • Vintage Club: Construction is ongoing at Building H, which is the second condo
524 building. They have re-upped the building permit for Building C, and hope to begin
525 construction this year.

526

527 • Montgomery Quarter: Bru Burger Bar will open in the June timeframe, with Livery
528 (South American cuisine) shortly after. This will be the first Livery restaurant in
529 Cincinnati; there is one in Indianapolis. Regarding office space, Fifth Third will be taking
530 the top floor in the first building. They will be opening in June. Blaine's Fine Men's
531 Apparel will be moving from the Heritage District to the Quarter.

532

533 • There will be a Montgomery Quarter celebration in September.

534

535 • Twin Lakes may soon be starting construction across the street – and will be coming
536 before the Planning Commission.

537

538 • Tagglio's (Detroit style pizza) will be moving into the former Delicio's space, opening in
539 May. They have other locations in Over-the-Rhine and Columbia Tusculum.

540

541 • Utility work has been started, and the Deerfield and Pfeiffer round-about will be moving
542 forward in the next couple of months. This entails only a single lane.

543

544 • Regarding the round-about on Montgomery Road, they are working on the overall
545 landscaping – in the actual round-about, and also landscaping from I-71, leading up to the

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546 round-about. There will be an open house in April.

547

- 548 • Houdini's building has been sold, and a business from downtown Montgomery will
- 549 move in.

550

551 **Council Report**

552 There was no report this evening.

553

554 **Minutes**

555 Mr. Dong moved to approve the minutes of January 18, 2022, as written.

556 Mr. Matre seconded the motion. The Commission unanimously approved the minutes.

557

558 **Adjournment**

559 Mr. Fossett moved to adjourn. Mr. Dong seconded the motion.

560 The Commission unanimously approved. The meeting adjourned at 9:00 p.m.

561

562

563

564

565

566

567

568 _____
Karen Bouldin, Clerk

_____ Jim Matre, Chairman

_____ Date

569

570 /ksb

571

572

573