

**ANDERSON TOWNSHIP ZONING COMMISSION
SEPTEMBER 26, 2022**

The Anderson Township Zoning Commission held a regular meeting, duly called, on September 26, 2022, at 5:30 P.M. Present were the following members:

Ben Henson, Chair, Jonathan Gothard, Vice Chair, Jay Lewis, Brian Elliff and Brandon Guyer, Alternate

Also present when the meeting was called to order were Paul Drury, Director, and Sarah Donovan, Assistant Director of Planning and Zoning. A list of citizens in attendance is attached.

Mr. Henson welcomed everyone and reminded all to sign in at the front of the doorway.

Approval of Agenda

Mr. Gothard moved, Mr. Lewis seconded, to approve the agenda for tonight's meeting with no changes.

A unanimous vote was taken: yeas

Approval of Minutes

Mr. Henson stated that we do not have quorum to approve the minutes from the June 27, 2022 Zoning Commission hearing.

Mr. Elliff moved, Mr. Gothard seconded, to approve the minutes from the July 25, 2022 Zoning Commission hearing, with no edits.

4 yeas, 1 Abstain- Lewis

CASE 3-1983 ANDERSON MAJOR MODIFICATION

Mr. Drury read the staff report for an application filed by Steve Mombach, Senior Vice President, on behalf of TriHealth, property owner, located at 7691 Five Mile Road (Book 500, Page 204, Parcel 28), zoned "OO" Planned Office.

Mr. Drury stated the applicant is requesting a Major Modification to the Final Development Plan per Article 5.1, C, 2 to increase the square footage of two wall signs on the façade of the property located at 7691 Five Mile Road:

Mr. Drury stated the tract is 2.17 acres, with approximately 157' on Beechmont Avenue and 430' on Five Mile Road, the topography on the site varies, the existing use is Anderson Health Plaza (medical office).

Mr. Drury stated that the applicant is proposing a Major Modification to signage at Anderson Health Plaza that was approved, but never installed. Two wall signs are proposed. The wall sign on the north façade is proposed to increase in size from 71 SF to 100 SF. The wall sign on the west façade is proposed

to increase in size from 27 SF to 64 SF. Anderson Township Zoning Resolution allows for 40 SF of wall signage per façade or 20% of the façade area, whichever is less, per Article 5.5, G ,2, a.

Mr. Drury stated that the property was rezoned from “B” Single Family Residence to “O-O” Planned office in 1983 (Case 3-83, Hamilton Commissioner Resolution #672). The building was subsequently constructed in the mid 1980’s.

Mr. Drury stated that in October 2005, a major modification was granted to allow the construction of a sunroom and garden wall that encroached into the 40’ front yard setback.

Mr. Drury stated in May 2006, a 13’-5”x24’ addition and a 10’-6”x3’ monument sign was approved for the property.

Mr. Drury stated that the expansion of the parking lot took place in February 2010. In August 2013 a 6’x3’-8” directional sign was approved for the property.

Mr. Drury stated in February of 2018, two wall signs, 71 SF and 27 SF, were approved for the property.

Mr. Drury stated any modification to the approved Final Development Plan that fails to meet the requirements set forth in Article 5.1, C, 2 but does not infringe upon a specific requirement or standard as set forth in the development’s approving Resolution as adopted by the Board of Township Trustees shall be considered a Major Modification to the Final Development Plan. An increase in the size of wall signage meets this requirement. For approval, there shall be findings that any proposed changes to the Plan will be in substantial conformance with the intent of the approving Resolution including related conditions as adopted by the Board of Township Trustees.

Mr. Drury stated that the proposed wall signs are not consistent in size with the other office buildings in close proximity on Five Mile Road or Beechmont Avenue in the Office zoning districts. The one proposed wall sign at 100 SF is large in character and will appear larger as this building sits close to the corner of Beechmont and Five Mile.

Mr. Drury stated that the applicant asserts the requested variance is in harmony with the intent of the “OO” Planned Office zoning classification. However, while looking at adjacent properties, the proposed signs are not in character with the surrounding area. Furthermore, granting this variance and major modification may have adverse effects on the adjacent property owners and those in the vicinity.

Mr. Drury stated that staff is of the opinion that the signage size is not consistent with that found on other similar sized multi-story buildings in the vicinity such as the Zimcom building (1080 Nimitzview Dr.)- two wall signs, both 70 SF each, Donohoo (1095 Nimitzview Dr.) – 1 wall sign at 40 SF, Anderson Pointe (7655 Five Mile)- one wall sign, size 19.35 SF, Stagnaro, Saba and Patterson (7373 Beechmont)- wall sign on north façade, size 49 SF, Huntington Bank (east façade) wall sign, size 30 SF, that have also received approval from the Zoning Commission. The property is located at the corner of Five Mile Road and

Beechmont Avenue, in the vicinity of the Anderson Towne Center. With the height of the building, combined with the site conditions of the intersection, and 40 mph speed limit, a larger sign could be detrimental to the character of the area and larger than any of the nearby signs by 24 SF.

Mr. Drury stated that the signage is consistent with adopted plans, such as the Anderson Township Design Guidelines, which encourages “the sign design as an integral element of the architecture”. The shape and materials of the sign should complement the architectural features of the building.” The proposed signage is also consistent with the Comprehensive Plan’s goals for Beechmont Avenue and Economic Health, however, not with prior decisions in comparable cases with larger office buildings.

Mr. Drury stated that staff does not recommend approval of the sign modifications, as

1. The proposed sign improvements are not consistent with the approving resolution for the site and conditions contained in the case.
2. The proposed improvements are not appropriate for the size of the building and street frontage of Anderson Health Plaza property, on Beechmont Avenue and Five Mile Road.
3. The proposed signs, are substantially larger than permitted in the Office Zoning District, are also not consistent with sign sizes in the vicinity such as Anderson Pointe (7655 Five Mile, one wall sign size 19.35 SF), Zimcom building (1080 Nimitzview Ln., two wall signs of 70 SF, 140 SF total) and the SSP building (7373 Beechmont Ave., 40 SF) and the Center Bank building (7391 Beechmont Ave., two signs both 39.77 SF).
4. The modifications allow for the applicant to realize a reasonable profit from the property but will be compromising the intent of the office zoning district.

Mr. Drury stated that if approved, staff recommends that the signs currently being requested be modified to both be 70 SF or under. The signs would then be more compatible with other signs in the Beechmont/Five Mile corridor.

Mr. Drury stated that this approval shall be based on the following conditions:

1. All previous conditions of approval from Resolution #3-1983, as well as any other modifications, unless superseded by this application, shall still apply.

Mr. Lewis asks if there are artistic renditions of the signs on the building. **Mr. Drury** replied that we only have what the applicant submitted, which is relatively small.

Mr. Guyer asked if **Mr. Drury** could elaborate on the adverse affects on adjacent neighbors. **Mr. Drury** replied that it could have a continuous effect on other buildings in the Planned Office District since the proposed signs would be the largest in this area, similar to a domino effect.

Mr. Henson asked if staff knew the size of the sign on the existing Tri Health building in the Towne center. **Mr. Drury** replied that we don’t have that information on hand, however, that one is in the E Retail District, not Office District.

Mr. Elliff asked if the Christ Building in the old Kroger is in the Office District or Retail, Mr. Drury replied Retail, which allows them to go larger than Office.

Mr. Guyer asked what size they would be allowed for a freestanding sign. Mr. Drury replied that they would be allowed to have 32 sq. ft. He noted that retail zoning district is based off the lot frontage, whereas office is not.

Steve Mombach, Senior Vice President of TriHealth, noted that they are committed to Anderson Township and just purchased this building in July. He stated that they own four buildings in Anderson and rent two others. He noted that this is a great location, but people do not know where it is. He stated with 6 locations, they have to be incredibly specific with signage so that people are aware of where they need to go. He stated that Five Mile and Beechmont are extremely busy and noted that their goal is to get their patients where they need to go. He stated that while they would like larger, he believes staff's recommendation of 70 sq. ft. each is fair. He stated that the building is currently full, and they look forward to further serving the community.

Mr. Lewis asked about the Hospice of Cincinnati sign and if it would be remaining. Mr. Mombach replied that it will be remaining but is pretty much covered up by the landscaping.

Mr. Gothard asked where the street address would be located on the building

Rob Steiner, High Tech Signs, stated that on the second tier of brick, they would be placing the address letters. He noted that they would be 24" tall. He stated that it will be the same size on both sides. He stated that the sign on the corner of the building of Five Mile is critical and at 27 sq. ft., it is illegible.

Mr. Henson asked if the Hospice sign would be removed. Mr. Mombach replied no it would not be removed.

Mr. Drury clarified that the Zoning Resolution considers address letters wall signs when they are over 12".

Mr. Lewis asked if the numbers were considered in the square footage. Mr. Steiner replied that they were not and would probably be around 15 sq. ft. on both sides of the building.

Mr. Mombach stated that he is willing to take down the Hospice sign if it affects their calculation.

Public hearing closed at 6:08 PM

DECISION

Mr. Gothard moved, Mr. Lewis seconded to approve Case 3-1983 Anderson Major Modification, for

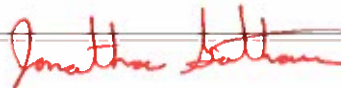
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**the property of 7691 Five Mile Road, with limits that the sign on the Beechmont Avenue façade be limited to 71 sq. ft. of new signage, and that the sign on the Five Mile facade be limited to 40 sq. ft. of new signage, not including the Hospice of Anderson Sign.
4 Yeas, 1 no- Mr. Eliff**

The meeting was adjourned at 6:12 p.m.

The next regular meeting would be held on October 24, 2022, at 5:30 p.m. at Anderson Center.

Respectfully submitted,



Jonathan Gothard, Acting Chair

