

**ANDERSON TOWNSHIP ZONING COMMISSION  
JANUARY 23, 2023**

The Anderson Township Zoning Commission held a regular meeting, duly called, on January 23, 2023, at 5:30 P.M. Present were the following members:

**Ben Henson, Chair, Jonathan Gothard, Vice Chair, Jay Lewis, Brian Elliff, and Michael Doenges,  
Alternate.**

Also present when the meeting was called to order were Paul Drury, Director, and Lauren Gleason, secretary. 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. Elliff moved, Mr. Doenges seconded**, to approve the agenda for tonight's meeting with no changes.  
**A unanimous vote was taken: 5 yeas**

---

**Approval of Minutes**

---

**Mr. Henson stated that we do not have a quorum to approve the minutes from June 27, 2022.**

**Mr. Gothard moved, Mr. Lewis seconded**, to approve the minutes from the November 21, 2022 Zoning Commission hearing, with no edits.  
3 yeas, 2 abstain- Mr. Henson, Mr. Doenges

**CASE 3-1983 ANDERSON MAJOR MODIFICATION**

**Mr. Drury** read the staff report for an application filed by Rob Steiner, of HighTech Signs Cincinnati, for Steve Mombach of TriHealth on behalf of property owner, TriHealth, Inc., located at 7691 Beechmont Avenue (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 for wall signage on the property located at 7691 Five Mile Road; one at 64 SF and three at 36 SF.

**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 the Anderson Health Plaza.

**Mr. Drury** stated that the applicant is proposing a Major Modification to signage at Anderson Health Plaza that was approved, but never installed. Four wall signs are proposed. The wall sign on the Beechmont Ave side of the building is proposed to be 64 square feet, where the other three sides of the building are proposed to be 36 square feet. 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 that in May 2006, a 13'-5"x24' addition and a 10'-6"x3' monument sign was approved for the property. The monument sign was removed with the construction of the Five Mile / Beechmont continuous flow intersection.

**Mr. Drury** stated that the expansion of the parking lot took place in February 2010.

---

**Mr. Drury** stated that in August 2013 a 6'x3'-8" directional sign was approved for the property.

---

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

---

**Mr. Drury** stated that in September of 2022, the applicant requested a Major Modification from the Zoning Commission, for a modification of the size of the wall sign on the north façade from 71 SF to 100 SF, and the size of the sign on the west façade increased from 27 SF. to 64 SF. The Zoning Commission approved the modification, however, conditioned that the sign on the Beechmont Avenue façade be limited to 71 SF, and the sign on the Five Mile façade be limited to 40 SF. of new signage, not to include the Hospice of Anderson sign.

**Mr. Drury** stated that 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 and total square footage with the other office buildings in close proximity on Five Mile Road or Beechmont Avenue in the Office zoning districts. The applicant is requesting a total of 172 SF of signage where in the "OO" district, they would be permitted 40 SF per façade, 160 SF total that includes all facades.

**Mr. Drury** stated that the applicant asserts the requested variance is in harmony with the intent of the "OO" Planned Office zoning classification. While the size of one sign is smaller than what originally requested, the quantity is increasing.

**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 (permitted allowance in 4 signs – 160 SF, 140 SF used), Donohoo (1095 Nimitzview Dr.) – one wall sign at 40 SF, Anderson Pointe (7655 Five Mile) - one wall sign, size 19.35 SF, Stagnaro, Saba and Patterson (7373 Beechmont)- one wall sign on north facade, size 49 SF, Huntington Bank (east façade) one wall sign, size 30 SF, that have also received approval from the Zoning Commission. However, 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 may be warranted on the Beechmont Avenue façade.

**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. The size may be compatible but the quantity is increasing.

**Mr. Drury** stated Based on Case 3-1983 findings and recommendations, staff finds:

1. The proposed sign improvements are not consistent with the approving resolution for the site and conditions contained in the case.
2. While a larger sign may be appropriate for the Beechmont façade, the quantity of signs is increasing, therefore increasing the total square footage to 172 SF where 160 SF is permitted.
3. The Beechmont sign is larger in size and the overall square footage is more than permitted in the Office Zoning District. The signage is 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, the following condition is recommended:

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** asked about the new submission and if it changed the staff decision. **Mr. Drury** replied that yes, it is a bit more consistent with other signage for “Office” Zoning District in the area and the orientation of the building.

**Mr. Lewis** asked if the numbers were included or excluded. **Mr. Drury** replied that based off their submittal, the address numbers are proposed to be 12”, which based on the Zoning Resolution would not be considered in their signage calculation.

**Mr. Doenges** asked if there is any consideration for the location of the building, size of the building, speed limit, etc. Mr. Drury replied that 40 sq. ft. is the maximum per side, but it does not necessarily consider multiple story buildings.

**Mr. Elliff** asked if the current signs will be removed. Mr. Drury replied that it is staff's understanding that existing signs will be removed for these to go in their place.

**Mr. Henson** stated that the applicant had indicated that they would keep the Hospice signage during the last public hearing. Mr. Drury replied that it would be a question for the applicant.

**Steve Mombach of TriHealth on behalf of property owner, TriHealth**, stated that they are waiting for this zoning hearing to get resolved to move people in. He stated that the traffic in the area and how busy it is makes it difficult for people to know where they are going since there are multiple TriHealth locations in the Anderson area. He stated that neighboring competitors in retail zoning district have much more signage. He also added that they are now meeting the requirements with the edited plans, which meet the 160sq ft.

**Mr. Elliff** asked if the other signs will remain. Mr. Mombach replied that the existing signs will be removed, but that they would prefer to keep the Hospice sign.

**Mr. Gothard** asked if the address numbering will be on the facades as well, Mr. Mombach replied that yes they will be on the same facades as the proposed signs.

**Mr. Henson** asked if anything else will be added to the signs to make it unique from the other TriHealth buildings. Mr. Mombach replied that they have a monument style sign at their location further north of Five Mile, but they are not currently proposing any modifications to that and if signage continues to be an issue, that they might propose a zone change from Office to Retail.

Public hearing closed at 5:50PM

#### **DECISION**

**Mr. Gothard moved, Mr. Elliff seconded to recommend approval of Case 3-1983 Anderson Major Modification for the property of 7691 Five Mile Road, for Tri-Health, as recommended by staff with three conditions, that the sign on the north façade shall be limited to 64 SF, the east façade 30 SF, the south façade 30 SF, and the west façade 36 SF, that the "Hospice of Cincinnati" wall sign shall remain as is, and that all previous conditions of approval from Resolution #3-1983, as well as any other modifications, shall still apply.**

#### **Election of Officers**

Zoning Commission  
January 23, 2022  
Page 5

**Mr. Gothard moved, Mr. Lewis seconded** to appointed Mr. Henson as Chair for the 2023 year and Mr. Elliff as the Vice Chair for the 2023 year.

**The meeting was adjourned at 6:05 p.m.**

The next regular meeting would be held on February 27, 2023, at 5:30 p.m. at Anderson Center.

Respectfully submitted,



Ben Henson, Chair

