

**ANDERSON TOWNSHIP ZONING COMMISSION
FEBRUARY 26, 2024**

The Anderson Township Zoning Commission held a regular meeting, duly called, on February 26, 2024, at 5:30 P.M. Present were the following members:

Jonathan Gothard, Acting Chair, Anne McBride, Acting Vice Chair, Brian Elliff, Michael Doenges and Janet Baker

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

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

Approval of Agenda

Ms. McBride moved, Mr. Doenges seconded, to approve the agenda for tonight's meeting with no changes.

A unanimous vote was taken

Approval of Minutes

Mr. Gothard stated that we do not have quorum to vote on the November 2023 minutes.

Mr. Elliff moved, Mr. Doenges seconded, to approve the minutes from the January 22, 2024 Zoning Commission hearing.

4 Yeas, 1 abstain- Ms. McBride

CASE 1-2015 ANDERSON MAJOR MODIFICATION

Mr. Drury stated that this is a public hearing for Case 1-2015 Anderson Major Modification and read the staff report for an application filed by Russell Myers of JLL, on behalf of Mayfield Brain and Spine, on behalf of PCOA Associates LLC, property owner, located at 7661 and 7681 Beechmont Avenue (Book 500, Page 204, Parcel 237), zoned "OO" Planned Office District.

Mr. Drury stated the applicant is proposing to modify condition #9 of Resolution 15-0820-02, where wall signage shall not exceed two 60 SF wall signs on the north facade, in order to install an additional 40.2 SF of wall signage.

Mr. Drury stated the tract is 3.14 acres, with approximately 33.6' on Beechmont Avenue, the topography on the site is relatively flat with a decrease in slope to the south, the existing use is GI Medical Office Building.

Mr. Drury stated that the applicant is proposing an additional 40.2 SF of wall signage for Mayfield Brain and Spine, to be located on the north elevation (Beechmont Ave) of the office building. The applicant

stated that additional signage is needed to help patients and visitors locate the office, and contribute to the overall safety, accessibility, and efficiency of the office space. The total wall signage for the building would be 160.2 SF if approved.

Mr. Drury stated that an application for a zone change, from "E" Retail, "C" Residence, and "DD" Planned Multi-family to "OO" Planned Office, Case 1-2015 AND, was approved by the Board of Township Trustees on August 20, 2015. The approval contained the following conditions:

9. That wall signage not exceed two 60 SF wall signs on the north façade only (120 SF total).
10. There shall be no freestanding signage allowed for the site.

Mr. Drury stated that the Final Development Plan was approved on September 28, 2015 and a zoning certificate was issued for the building on November 30, 2015.

Mr. Drury stated that there are currently two temporary banners on the front of the building with at least one appearing to be in violation of the Township's temporary sign regulations, exceeding 16 SF.

Mr. Drury stated that Article 5.5, G, 2 permits 40 SF of wall signage per façade in the "OO" zoning district, however, the approving Resolution for Case 1-2015 Anderson approved two 60 SF wall signs on the north façade only (120 SF total).

Mr. Drury stated that in lieu of wall signage on all four façades which would total 160 SF, this building would have 160 SF of signage on one façade. There is no free-standing sign on Beechmont Avenue for this building because of the limited frontage.

Mr. Drury stated that this property falls within Neighborhood 3 of the Beechmont Plan which encourages "Buildings that promote a pedestrian-friendly environment" and "Two story massing with unique details." (p. 44)

Mr. Drury stated that the following Goals of the Anderson Plan should be considered when evaluating this application:

Economic Vitality:

The Township should attract a variety of businesses to meet changing demographics and market demands. With a focus on an expanded tax base with an increasing amount of land developed for a mixture of non-residential uses, this will attract new businesses and promote and retain existing businesses.

Land Use and Development:

The Beechmont Corridor will be a viable and attractive destination for residents, as well as a regional destination for Greater Cincinnati.

Design Guidelines

Mr. Drury stated that guidelines for building-mounted signs include the following:

- **Design.** Facade-mounted signs should be designed as an integral element of the architecture. The shape and materials of the sign should complement the architectural features on the building.
- **Location.** Signs should not be mounted in locations that obscure architectural details on the building. Signage should be mounted on vertical surfaces without projecting above the fascia trim.
- **Signage Placement.** Signage on awnings, windows, and other facade elements shall be designed to complement and be consistent with the building architecture.

Mr. Drury stated that staff recommends approval of the Major Modification to Case 1-2015 Anderson, as:

1. The proposed signage is within the allotted square footage permitted in the "OO" zoning district if the signage was split on all four sides of the building. During the zone change hearing, it was discussed to keep signage on the front of the building in order to minimize impacts on the residential zoning districts to the south and east of the site.
2. The proposed modifications are compatible with the site and surrounding uses, which include retail properties to the north, such as McDonalds, Festival Market Shopping Center, and First National Bank.
3. The proposed signage is consistent with the Design Guidelines and Anderson Plan as the shape and materials of the sign complements the architectural features on the building, as well as existing signage.
4. The modifications allow for the applicant to realize a reasonable profit from the property. The office building is setback from Beechmont Ave, behind McDonalds and First Financial, which does limit visibility.

Mr. Drury stated that staff recommends the following conditions if the application is approved:

1. That all temporary signage on the property be brought into compliance with the Anderson Township Zoning Resolution.

Dr. Baker asked about the directional sign in front of the building and what the percentage of the building is Mayfield taking up. **Mr. Drury** replied that the directional sign was permitted separately from the wall signage and that the amount of the building that Mayfield will be occupying can be answered by the applicant.

Mr. Doenges asked if staff knows how long the temporary sign has been up and if the property owner is aware of it. **Mr. Drury** replied that there were several emails approximately a year ago regarding the temporary signage, but they were between staff and the broker, not the property owner.

Mr. Elliff asked if this is the same zoning district as the Tri Health building on the corner of Beechmont and Five Mile. **Mr. Drury** replied that they are both planned office.

Mr. Elliff asked if each business has their own entrance to this building. **Mr. Drury** replied that it would be a question for the applicant.

Rusty Meyers, JLL, on behalf of the applicant Mayfield Brain and Spine, stated that Mayfield is thrilled to be here and is excited to start working in the community. He stated that wayfinding is the biggest concern right now that they are having with patients. He stated that even when patients come down the driveway, they aren't sure if this building is where they are going. He stated that with the nature of their patients being brain and spine, its critical that they know where they are going. Mr. Meyers stated that this is the only visible façade, and that they will work with the property owner to bring the temporary sign into compliance. He stated that the sign they are proposing is compatible with the additional signs on the building.

Dr. Baker asked what the percentage of the building is. **Mr. Meyers** replied that he believes 20% of the building.

Dr. Baker noted that when she inspected the site prior to the meeting, the glass doors do not identify which way you need to go for Mayfield and if this can be clarified. **Mr. Meyers** replied that there might be a possibility to add something to the door.

Dr. Baker asked if staff knows who else is in the building. **Mr. Drury** replied that staff does not keep track of tenants in multi-tenant buildings, that we just issue stamp offs if there are modifications to the interiors.

Mr. Gothard asked if Mr. Meyers knew how full the building is. **Mr. Meyers** replied that he believes it is 90% full.

Mr. Doenges asked if he is planning on taking down the temporary signage. **Mr. Meyers** replied that he would ask the Township to pursue having that removed again because he does not represent Cincinnati GI.

Mr. Elliff asked which door would be the entrance for Mayfield. **Mr. Meyers** replied that the main door is their entrance, under the overhang.

Mr. Gothard asked if the signage will be individually lit. **Anthony Maher, 7 Sentinel Drive Wilder KY, sign contractor on behalf of the applicant**, stated that it will be flush mount with no raceway. He stated that it will be on a timer to be on a strict schedule.

The public hearing was closed at 5:50 PM

DECISION

M McBride moved, **Mr. Elliff** seconded to approve Case 1-2015 Anderson Major Modification, for the properties of 7661 and 7681 Beechmont Avenue, as recommended by staff, compliance with the

Zoning Commission
February 26, 2024
Page 5

**applicable plans and that the condition be applied.
4 Yeas, 1 No- Dr. Baker**

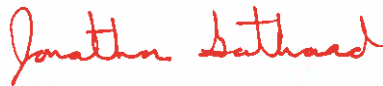
Election of Officers:

Ms. McBride moved, Mr. Gothard seconded for Mr. Lewis to be appointed Chair for 2024.

Ms. McBride moved, Mr. Elliff seconded for Mr. Gothard to be appointed to Vice Chair for 2024.

The next regular meeting would be held on March 25, 2024, at 5:30 p.m. at Anderson Center.

Respectfully submitted,



Jonathan Gothard, Acting Chair

