

First Reading: November 13, 2018

Second Reading: Dispensed

**RESOLUTION NO. 2018 - 123**

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO AN APPROVED LOCALIZED AREA SIGN REGULATION PLAN LOCATED IN THE KENWOOD TOWNE CENTER LOCATED IN THE KENWOOD SPECIAL PUBLIC INTEREST DISTRICT AND DISPENSING WITH A SECOND READING**

**WHEREAS**, application was made by Ideal Due Diligence (the “Applicant”) on behalf of General Growth Properties (the “Owner”) for approval of a major adjustment to a Localized Area Sign Regulation (“LASR”) Plan for the new Tiffany & Company rental area located in the development known as the Kenwood Towne Center to add an additional outdoor signage to the plan for the real property located at 7875 Montgomery Road, Sycamore Township, Hamilton County, Ohio (the “Application”) in Sycamore Township Zoning Case Number 2018-15LASR; and

**WHEREAS**, the real property in Case No. 2018-15LASR, consists of the real property located at 7875 Montgomery Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor’s Parcel Number 600-0080-0285-00 (the “Real Property”); and

**WHEREAS**, the Owner has previously received original approval of Localized Area Sign Regulation Plan for the Kenwood Towne Center in Case Number 2003-15LASR and has made various amendments to such plan; and

**WHEREAS**, the Real Property is located in an “E”- Retail District within the Kenwood Special Public Interest District requiring an approval of any changes to the approved LASR Plan; and

**WHEREAS**, on November 1, 2018, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the Application for the major adjustment to the LASR Plan on the Real Property;

**NOW THEREFORE, BE IT RESOLVED**, by the Board of Township Trustees of Sycamore Township, State of Ohio:

**SECTION 1.** The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on November 1, 2018, consisting of two exterior wall signs of 27.92 square feet and 5.03 square feet along with a backlit seasonal display in the window, for new tenant Tiffany & Company is hereby approved.

**SECTION 2.** Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in complete compliance with the plans, specifications, and renderings submitted at the public hearing on November 1, 2018, and all approvals and conditions

contained in the original approval in Case No. 2003-15LASR and any other approvals not in conflict with this resolution.

**SECTION 3.**

No Zoning Certificate shall be issued by the Zoning Administrator until:

- A) a Zoning Compliance Plan in compliance with this Resolution has been received and approved by the Zoning Administrator;
- B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan;

No building permit for actual construction shall be issued by the Hamilton County Building Commissioner before a Zoning Certificate is received from the Zoning Administrator.

**SECTION 4.**

No Final Zoning Certificate shall be issued by the Zoning Administrator until the development complies with all requirements contained in this Resolution and the Zoning Compliance Plan.

**SECTION 5.**

The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with any requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

**SECTION 6.**

This Resolution shall take effect on the earliest date allowed by law.

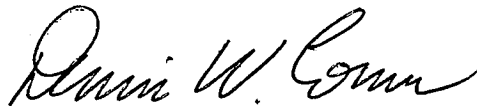
**VOTE RECORD:**

Mr. Connor AYE

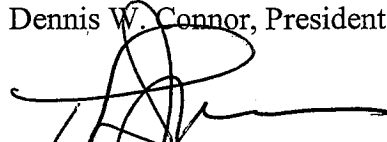
Mr. LaBarbara AYE

Mr. Weidman AYE

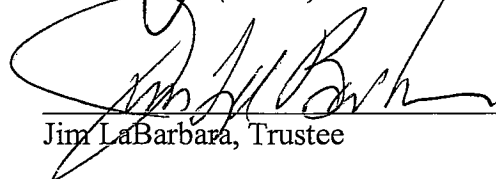
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 13<sup>th</sup> day of November, 2018.



Dennis W. Connor, President




Thomas I. Weidman, Vice President



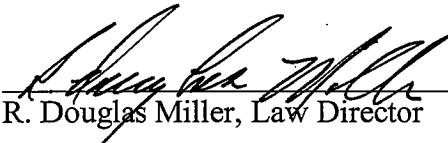
Jim LaBarbara, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 13<sup>th</sup> day of November, 2018.

  
Robert C. Porter III, Fiscal Officer  
Sycamore Township, Ohio

**APPROVED AS TO FORM:**

  
R. Douglas Miller, Law Director