

First Reading: April 5, 2022  
Second Reading: Dispensed

**RESOLUTION NO. 2022 - 025**

**A RESOLUTION APPROVING A PUD-2 FOR BRIAN T. CASWELL IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING**

**WHEREAS**, application (the “Application”) was made by Brian T. Caswell, (the “Applicant”) on behalf of Peavler, LLC. (the “Owner”) are proposing interior and exterior building improvements and site modifications located on the real property located at 8980 Rossash Road, Sycamore Township, Hamilton County, Ohio 45236, Auditor’s Parcel Number 600-0200-0213-00 (the “Real Property”); and

**WHEREAS**, the Real Property is located in the “F” – Light Industrial District; and

**WHEREAS**, on March 14, 2022, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for a PUD-2 approval for the Real Property contained within the Application for Case Number 2022-05P2; and

**WHEREAS**, on March 14, 2022, the Sycamore Township Zoning Commission recommended approval with conditions of the site plan for the Real Property included in Case Number 2022-05P2; and

**WHEREAS**, on April 5, 2022, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for a PUD-2 approval for the Real Property;

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

**SECTION 1.** The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on April 5, 2022 is hereby approved with conditions as attached in Exhibit A.

**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 plans, specifications, and renderings submitted at the public hearing on April 4, 2022 and any other prior approvals for the Real Property 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 and, unless waived by the Zoning Administrator, the following documents are received and approved by the Zoning Administrator:

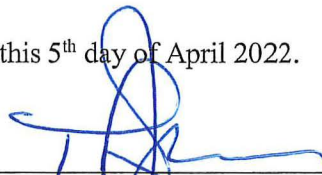
**SECTION 5.** The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with any requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.


**SECTION 6.** This resolution shall take effect on the earliest date allowed

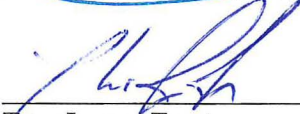
**VOTE RECORD:**

Mr. Weidman AYE Ms. Schwegmann AYE Mr. James AYE

**Approved** at the meeting of the Board of Trustees this 5<sup>th</sup> day of April 2022.

  
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Thomas J. Weidman, Chairman

  
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Tracy Schwegmann, Jr., Vice Chairman

  
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Tom James, Trustee

**AUTHENTICATION**

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 5<sup>th</sup> day of April 2022.

  
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Robert C. Porter, III  
Sycamore Township Fiscal Officer

  
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Lawrence E. Barbieri, Law Director

EXHIBIT A

- 1) Existing lots shall be consolidated prior to Zoning Compliance Plan approval.
- 2) Site shall not be used for billboards signs in the future.
- 3) A variance shall be granted for building setback as part of this PUD-2 approval.
- 4) All site signage shall comply with Chapter 13 of the Sycamore Township Zoning Resolution.
- 5) A photometric plan shall be submitted consistent with the Sycamore Township Zoning Resolution prior to Zoning Compliance Plan approval.
- 6) A buffer yard variance shall be granted along the southern and eastern property boundaries.
- 7) A landscaping plan shall be submitted for streetscaping consistent with the Sycamore Township Zoning Resolution prior to Zoning Compliance Plan review as part of this PUD-2 approval.
- 8) If a future telecommunication tower be erected, it shall be placed on the southernmost location, as applicant proposed on site plan.