

First Reading: May 3, 2022
Second Reading: Dispensed

RESOLUTION NO. 2022 - 038

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PUD, CASE # 2022-07MA,
FOR KENWOOD SWIM SCHOOL, LLC IN SYCAMORE TOWNSHIP AND DISPENSING
WITH A SECOND READING**

WHEREAS, application (the “Application”) was made by Kenwood Swim School, LLC, (the “Applicant”) are proposing an additional use located on the real property located at 8271 Pine 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 “OO” – Planned Office District; and

WHEREAS, on April 11, 2022, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for a Major Adjustment to A Pud approval for the Real Property contained within the Application for Case Number 2022-07MA; and

WHEREAS, on April 11, 2022, the Sycamore Township Zoning Commission recommended approval with conditions of the site plan for the Real Property included in Case Number 2022-07MA; and

WHEREAS, on May 3, 2022, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for a Major Adjustment to A Pud 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 May 3, 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 May 3, 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.

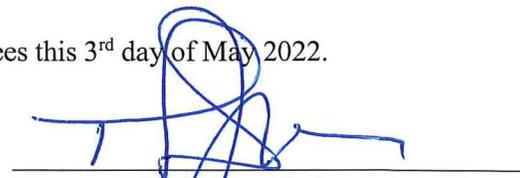
SECTION 6.

This resolution shall take effect on the earliest date allowed

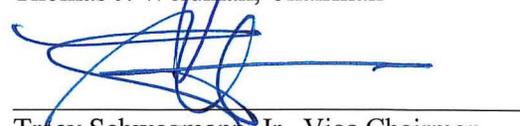
VOTE RECORD:

Mr. Weidman Aye Ms. Schwegmann Aye Mr. James Aye

Approved at the meeting of the Board of Trustees this 3rd day of May 2022.



Thomas J. Weidman, Chairman



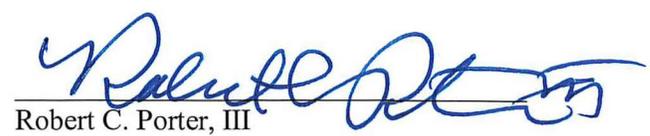
Tracy Schwegmann, Jr., Vice Chairman



Tom James, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 3rd day of May 2022.



Robert C. Porter, III
Sycamore Township Fiscal Officer



Lawrence E. Barbieri, Law Director

EXHIBIT A

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution be adhered to, including but not limited to, freestanding signs, dumpster enclosures, streetscape buffers, site lighting, off-street parking requirements, and mechanical equipment.
2. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
3. Exterior signage shall conform to the "O" zoning district provisions of the Sycamore Township Zoning Resolution.
4. There must be 0 foot-candles of light spill at the north, and west property lines, as previously required.