

Resolution No. 2025-083
A RESOLUTION ADOPTING AN AMENDMENT
TO THE SYCAMORE TOWNSHIP ZONING RESOLUTION
AND DISPENSING WITH THE SECOND READING

WHEREAS, the Board of Trustees of Sycamore Township, on July 23, 1998, pursuant to Chapter 519 of the Ohio Revised Code adopted the Sycamore Township Zoning Resolution ("Zoning Resolution") in the interest of the public peace, health, welfare, and safety of the Township; and

WHEREAS, on August 19, 2025, the Sycamore Township Board of Trustees, via Resolution 2025-065, initiated the process to propose amendments to the Zoning Resolution of Sycamore Township for amendments to Chapters 16, 17, 21, and 22; and

WHEREAS, on September 11, 2025, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider proposed amendments to the Zoning Resolution for Sycamore Township for amendments to Chapters 16, 17, 21, and 22. Upon conclusion of the September 11, 2025, public hearing, the Sycamore Township Zoning Commission unanimously recommended approval of the amendments to the Sycamore Township Zoning Resolution; and

WHEREAS, the proposed amendments, being text amendments, affect all of Sycamore Township; and

WHEREAS, the Board of Trustees initiated the text amendments on Exhibit A to be consistent with recent changes in Ohio law.

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

Section 1. The Board of Trustees, in accordance with Ohio Revised Code, § 519(A)(2), hereby adopts a text amendment to the Zoning Resolution as set forth in Exhibit A.

Section 2. The Zoning Administrator is hereby directed to cause the additions and deletions of the zoning text to be adopted into and reflected in the Sycamore Township Zoning Resolution.


Section 3. The Trustees of Sycamore Township, upon at least a majority vote, 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 4. This Resolution shall take effect on the earliest date allowed by law.

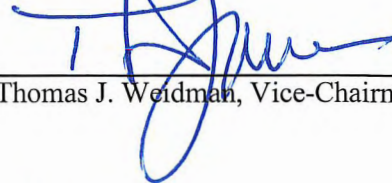
VOTE RECORD:

Mr. Kellums Absent Ms. Schwegmann Aye Mr. Weidman Aye

Passed at the meeting of the Board of Trustees this 7th Day of October 2025.



Tracy Schwegmann, Chairman



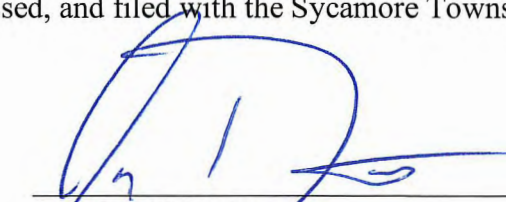
Thomas J. Weidman, Vice-Chairman

Absent

Tracy Kellums, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this 7th day of October 2025.



Jonathan T. Deters
Sycamore Township Fiscal Officer

Approved as to form:



Lawrence E. Barbieri, Law Director

Exhibit A:

17-13.2 Authority and Scope

Except in accordance with Ohio Revised Code ~~303~~519.211 and the provisions of this section of the Sycamore Township Zoning Resolution, no person shall, in an area zoned for residential use, locate, erect, construct, reconstruct, change, alter, use or enlarge any telecommunications tower. Whenever a notice has been received or an objection has been lodged, in the manner prescribed in Ohio Revised Code Section ~~303~~519.211 ~~(B)(3)~~, regarding a telecommunications tower in an area zoned for residential use, the Board of Zoning Appeals shall, upon application, have the power to issue at its discretion a Conditional Use Zoning

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Certificate after public hearing, allowing the construction, location, erection, reconstruction, change, alteration, or enlargement of such telecommunication facility if it finds that the applicant has satisfied all of the applicable requirements herein.

In the event of any inconsistency between this Section 17.13 and other provisions of the Sycamore Township Zoning Resolution, the provision of this Section shall prevail.

17-13.3 Exceptions:

1. A Zoning Certificate shall be granted as-of-right, without the need for public hearing, to permit the construction of a new telecommunications facility in an area zoned for residential use if that new tower or antenna is added to an existing tower (including electrical transmission towers and other utility towers), and if such installation extends less ~~that than~~ 25 feet above the original height of the structure on which it is mounted.
2. Telecommunications towers not located in an area zoned for residential uses are exempt from zoning.
3. Telecommunications towers located in an area zoned for residential use are exempt from zoning unless within 15 days after the date of mailing of the applicant's notice sent under ~~division (B)(3)~~ of Ohio Revised Code Section ~~519~~303.211:
 - a. ~~The~~ Board of Township Trustees or a contiguous property owner gives written notice to the Township Trustees requesting that the tower be subjected to zoning regulations, or
 - b. A member of the Township Trustees makes an objection to the proposed location of the telecommunication tower.

Exhibit A Continued:

16-7.1 Published Notice

Notice of the public hearing shall be given by the Sycamore Township Zoning Commission, in accordance with ORC 519.06 or Board of Township Trustees in accordance with ORC 519.08, as the case may be ~~e, by one publication in one or more newspapers of general circulation in Sycamore Township~~ at least ten (10) days before the date of the hearing.

17-4.5 Notice and Hearing

The Board of Zoning Appeals (BZA) shall hold a public hearing in accordance with the adopted Procedures, Rules, and Regulations of the BZA. Notice of the hearing shall be given at least ten (10) days before the hearing by notice in writing sent by the BZA Administrator to: the applicant, the township in whose jurisdiction the tract is located, the owners within two hundred (200) feet in all directions. Notice shall ~~also be published in one or more newspapers of general circulation in the Township~~ be issued in accordance with ORC 519.15. Upon the hearing, any party may appear in person or by attorney.

21-4.2 Public Hearing

Upon receipt of a complete application for a variance, the Board of Zoning Appeals shall, within a reasonable length of time but no longer than sixty-two (62) days from the receipt of the application, hold a hearing. Notice of the public hearing shall be given in accordance with ORC 519.15 and in writing to the property owners within 200 feet of the subject property and ~~by one (1) publication in one or more newspapers of general circulation in the Township~~, at least ten (10) days before the date of the public hearing. Upon the hearing, any party may appear in person or by attorney.

22-4.4 Public Hearing Notice

Upon receipt of the notice of appeal, the Board shall, within a reasonable length of time but no longer than sixty-two (62) days from the receipt of the notice of appeal, hold a hearing of the appeal in accordance with its procedures as provided in Section 22-4. Notice of the public hearing shall be given in accordance with ORC 519.15 and by writing to the property owners within 200 feet of the subject property ~~and by one (1) publication in one or more newspapers of general circulation in the Township~~, at least ten (10) days before the date of the public hearing. Upon the hearing, any party may appear in person or by attorney.