

RESOLUTION NO. 2021 - 047

**A RESOLUTION APPROVING A LOCALIZED AREA SIGN REGULATION PLAN
LOCATED IN THE KENWOOD SPECIAL PUBLIC INTEREST DISTRICT AND
DISPENSING WITH A SECOND READING**

WHEREAS, application was made by Sheila Mangrum, of Holthaus Lackner Signs, made application (the "Application") for a Local Area Sign Regulation (LASR) for the property located at 8044 Montgomery Road, Sycamore Township, Hamilton County, Ohio 45236, Auditor's Parcel Number 600-0080-0772-00 (the "Real Property"), also known as the Towers of Kenwood Development; and

WHEREAS, the Real Property is located in an "OO"- Planned Office District within the Kenwood Special Public Interest District; and

WHEREAS, on July 13, 2021, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the Application for 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 July 13, 2021, consisting of application, letter of intent and building façade details for proposed signage is hereby approved.

SECTION 2. The approval of the LASR granted herein is subject to the conditions set forth on the attached Exhibit A.

SECTION 3. 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 July 13, 2021.

SECTION 4. 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 5. 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.

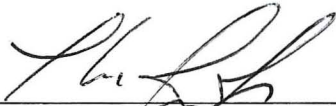
SECTION 6. The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

SECTION 7. This Resolution shall take effect on the earliest date allowed by law.

VOTE RECORD:

Mr. James Yes Mr. LaBarbara Yes Mr. Weidman Yes


Passed at a meeting of the Board of Township Trustees of Sycamore Township this 13th day of July, 2021.



Thomas C. James, Jr., Chairman,



Jim LaBarbara, Vice Chairman



Thomas J. Weidman, Trustee

AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 13th day of July, 2021.



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

APPROVED AS TO FORM:



Deepak K. Desai, Law Director

EXHIBIT A

1. That the maximum area of any single sign shall not exceed 116 sq ft
2. That a maximum of 450 sq ft of total sign surface area be permitted for the entire development (West and East Towers)
3. That a maximum of five (5) building signs be permitted
4. That no building signs shall be located on the south side of either tower
5. Building address signage on canopy shall be permitted as proposed and not count toward total building sign count or allowed area.
6. Site signage shall be permitted at a maximum height as prescribed by the Sycamore Township Zoning Resolution provided that a clear site triangle is maintained and line of site is preserved by both Township and County standards.