

First Reading: March 16, 2021
Second Reading: Dispensed

RESOLUTION NO. 2021 - 016

A RESOLUTION DENYING AN APPLICATION FOR ZONE CHANGE FOR THE HILLPOINTE COMMUNITY DEVELOPMENT IN SYCAMORE TOWNSHIP AND DISPENSING WITH THE SECOND READING

WHEREAS, application (the “Application”) was made by Grand Communities, LLC for The Hillpointe Community (the “Applicant”) on behalf of 8760 Montgomery Road, LLC, (the “Owners”) for approval of a zone change for the parcel of real property located at 8760 Montgomery Road, Sycamore Township, Ohio, being Auditor’s Parcel No. 60000600011 (the “Real Property”) in Sycamore Township Zoning Case Number 2020-07Z; and

WHEREAS, the Real Property is located in the “B”- Single Family Residential District; and

WHEREAS, because a portion of the Real Property is in the “B”- Single Family Residential District, the proposed use of the Real Property requires a zone change to a “D” – Multi-Family Residential District; and

WHEREAS, on December 14, 2020, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for a zone change approval for the Real Property contained within the Application for Case Number 2020-07Z; and

WHEREAS, on December 14, 2020 the Sycamore Township Zoning Commission recommended denial of the Application for the Real Property included in Case Number 2020-07Z; and

WHEREAS, on March 16, 2021, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the Application for a zone change for the Real Property and the recommendation of the Sycamore Township Zoning Commission; and

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

SECTION 1. After consideration of the Application, the recommendation of the Sycamore Township Zoning Commission, the presentation and submittals of plans and specifications by the Applicant, and the public comments presented at the public hearing, the recommendation of the Sycamore Township Zoning Commission is adopted. The Application is determined to be inconsistent with the Sycamore Township land use plan and is not in the interest of public health and safety, public convenience, comfort, prosperity, or general welfare and is hereby denied.

SECTION 2. No Zoning Certificate shall be issued by the Zoning Administrator for the Application.

SECTION 3. 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 4. This Resolution shall take effect on the earliest date allowed by law.

VOTE RECORD: For Denial of the Application for the zone change

Mr. James AYE Mr. LaBarbara AYE Mr. Weidman AYE

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 16th day of March, 2021.

/s/ Thomas C. James, Jr.
Thomas C. James, Jr., Chairman

/s/ Jim LaBarbara
Jim LaBarbara, Vice Chairman

/s/ Thomas J. Weidman
Thomas J. Weidman, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 16th day of March, 2021.

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

APPROVED AS TO FORM:

/s/ Deepak K. Desai
Deepak K. Desai, Law Director