

**A RESOLUTION APPROVING AN APPROVED PLANNED UNIT
DEVELOPMENT II AT 4401, 4403, 4405/4407, 4453, 4457 SYCAMORE ROAD
AND DISPENSING WITH THE SECOND READING**

WHEREAS, an application was made by Glenn Czarnecki (the "Applicant") for a Planned Unit Development II; and

WHEREAS, on February 20, 2025, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for approval of a Planned Unit Development II in Case Number 2025-01P2; and

WHEREAS, the real property in Case No. 2025-01P2, consists of the real property located at 4401, 4403, 4405/4407, 4453, 4457 Sycamore Road in Sycamore Township and is designated as Hamilton County Auditor's Parcel Numbers 060002020151, 060002020150, 060002020149, 060002020148, 060002020375, 060002020147 (the "Real Property");

WHEREAS, the Real Property is located in the "F"- Light Industrial District; and

WHEREAS, on February 20, 2025, in a public hearing and an open meeting, the Sycamore Township Zoning Commission recommended approval of the Application and communicated its recommendation to the Board of Township Trustees; and

WHEREAS, on March 18, 2025, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the application for the Planned Unit Development II in Case Number 2025-01P2;

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

SECTION 1. The Application of Glenn Czarnecki (the "Applicant"), for the proposal of a Planned Unit Development II in Case No. 2025-01P2 is hereby approved. This approval is subject to the Real Property being in compliance with all of the conditions contained within this Resolution and those conditions set forth in Exhibit A attached hereto.

SECTION 2. All other approvals, conditions, obligations, and requirements contained in previous approval of the development as amended in prior resolutions of the Board of Township Trustees and not adjusted herein shall remain in full force and effect.

SECTION 3.

Any use and improvements made to the Real Property, which is the subject of this Resolution, shall be constructed in compliance with the plans, specifications, and renderings submitted to the Board of Township Trustees of Sycamore Township at the public hearing on March 18, 2025, and approved by this Resolution, including any conditions contained on the Exhibit A attached hereto, and any previous resolutions in effect that affect the Real Property that are not amended herein.

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 Plan and, unless waived by the Zoning Administrator, the following documents are received and approved by the Zoning Administrator:

- A) a summary report from Hamilton County Engineer certifying that the approved plans and specifications for roadway and access improvements, either on-site or off-site, have been completely implemented and that any required rights-of-way have been dedicated;
- B) a summary report from the developer's registered engineer or surveyor as required by and addressed to the Hamilton County Director of Public Works Department certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; the Director of Public Works shall inform the Zoning Administrator when such letter is received and approved;
- C) a summary report from the Metropolitan Sewer District or Hamilton County Board of Health certifying that the approved plans and specifications for sanitary sewer and waste water treatment have been completely implemented;
- D) a summary report from the registered landscape architect who prepared the plan, certifying completion of the landscape plan, and soil erosion and sedimentation control measures as specified on the approved plan and noting any deviations and the reasons for such deviations;
- E) a summary report from the Sycamore Township Fire Chief certifying that the approved plan and specifications for fire prevention and control have been completely implemented, and
- F) a summary report from the applicant's registered engineer, surveyor or attorney certifying that required easements for access, utilities, or other purposes have been recorded in the Office of the Hamilton County Recorder.

SECTION 6.

All aspects of the development of the Real Property including, but not limited to, drainage, property improvements, lighting, landscaping, and ground cover, as set forth in the plans, specifications, covenants, conditions, requirements and limitations of the Zoning Compliance Plan and contained in this Resolution shall be continually maintained by the owner of the property. Any failure to so maintain the development shall be considered a violation of the Sycamore Township Zoning Resolution and shall be subject to all penalties and remedies thereunder.

SECTION 7.

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.

VOTE RECORD:

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

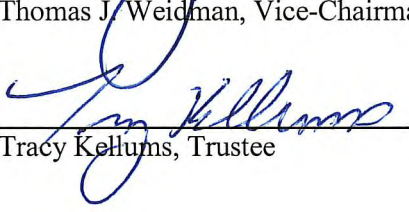
Passed at the meeting of the Board of Trustees this Eighteenth Day of March 2025.



Tracy Schwegmann, Chairman



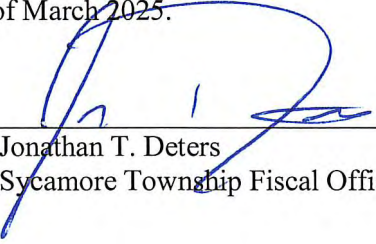
Thomas J. Weidman, Vice-Chairman




Tracy Kellums, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this Eighteenth Day of March 2025.



Jonathan T. Deters
Sycamore Township Fiscal Officer



Lawrence E. Barbieri, Law Director

EXHIBIT A

Conditions:

1. Due to the noted zoning violations, the accessory structure and catamaran boat shall be removed from the 4453 Sycamore Road parcel by April 30, 2027.
- 2) Related to the sunset clause, the following conditions are required:
 - i) The structure may remain in its current location, and the applicant shall apply for and be issued a Zoning Certificate and a Hamilton County Building Permit.

ii) The sunset date of April 30, 2027, shall be a coinciding date for both the accessory structure and the catamaran boat. The catamaran boat shall not remain at the property after the removal of the accessory structure.

iii) As shown in the plan to the right, the applicant shall consolidate the fenced-in space currently located on parcel 4457 Sycamore Road (pink-shaded area) into parcel 4405 Sycamore Road. The new property line (see solid orange line) shall match the existing fence line. The existing chain-link fence shall be replaced with a six-foot-tall privacy fence (non-chain link fence).



- 3) 4403 Sycamore Road (60002020150) and 4405 Sycamore Road (60002020149) shall be consolidated into one parcel along with the area currently occupied along the southern section of 4453 Sycamore Road, which currently contains the accessory structure.
- 4) 4453 Sycamore Road (60002020148), 4457 Sycamore Road (60002020375), and Parcel 600-0202-0375 shall be consolidated into one parcel.
- 5) All parcel consolidations or parcel line alterations shall be surveyed and recorded with Hamilton County prior to the approval of the Zoning Compliance Plan, and by July 1, 2025.
- 6) The outdoor storage area to the west of the 4405 Sycamore Road building shall be screened with an eight-foot-tall privacy fence, which should be matched on the east side with the same type of screening.
- 7) All shipping containers shall be removed from the parcels located in this PUD-2.
- 8) No telecommunications tower or billboard shall be permitted to be sited within this PUD-2.

9) The proposed masonry dumpster enclosure setback three feet from the rear property line shall be permitted for the rear yard of 4457 Sycamore Road or 4453 Sycamore Road.

10) All junk and debris (including inoperable vehicles) in the rear yard of 4401 Sycamore Road shall be permanently removed, and the following uses shall not be permitted in this PUD-2: junkyards, recycling facilities, transfer stations, and drop-off centers.

11) All perimeter fencing shall be maintained in good condition as screened fencing.

12) Replace the perimeter privacy fence at a height of six feet on the perimeter of Vorhees Lane at 4401 Sycamore Road; matching the installed six-foot-tall privacy fence between 4457 Sycamore Road and 4405 Sycamore Road.

13) The rear portion of 4401 Vorhees Lane must be painted to match the color of the remaining portion of the building.