

RESOLUTION NO. 2025 - 065

**RESOLUTION INITIATING AMENDMENT TO
THE SYCAMORE TOWNSHIP ZONING RESOLUTION**

The Board of Trustees of Sycamore Township, County of Hamilton, Ohio (herein, the "Township"), met in regular session at 8540 Kenwood Road, Cincinnati, Ohio 45236 on August 19, 2025, with the following members present: Tracy Schwegmann, Tom Weidman, and Tracy Kellums.

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, Ohio Revised Code § 519.12(A) provides that amendments to the Zoning Resolution and map may be initiated by the passage of a resolution by the Board of Township Trustees; and

WHEREAS, the Board of Trustees desires a text amendment clarifying that certain Ohio Revised Code Sections (ORC) cited in the Zoning Resolution are proper and correlate with the appropriate chapters and sections of the ORC.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Sycamore Township, Hamilton County, Ohio, states as follows:

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

Section 2. The township zoning administrator is hereby directed to certify and deliver a copy of this resolution and related text changes to the Sycamore Township Zoning Commission ("Zoning Commission").

Section 3. The Zoning Commission shall set a date for public hearing not less than (20) days nor more than (40) days from the date of certification and shall provide proper notice for this public hearing as required by Ohio Revised Code §§ 519.12(A)(2) and (D).

Section 4. The Zoning Commission, within thirty (30) days after the public hearing, shall recommend the approval or denial of the proposed amendment, or the approval of some modification of it, and submit that recommendation, together with the resolution and the text and map pertaining to the proposed amendment, to the Board of Trustees.

Section 5. Upon receipt of the recommendation and materials from the Zoning Commission, the Board of Trustees shall set a time for a public hearing on the proposed amendment not more than thirty (30) days from the date of the receipt of the recommendation of the Zoning Commission. Proper notice of the hearing must also be sent by the Board of Trustees as required by Ohio Revised Code §§ 519.12(E)(3) and (G).

Section 6. The Board of Trustees shall then hold a public hearing and shall adopt or deny the recommendations of the Zoning Commission or adopt some modification of it within twenty (20) days. In the event the Board of Trustees denies or modifies the recommendation of the Zoning Commission, the unanimous vote of the Board shall be required.

Section 7. Should the Board of Trustees adopt the text amendment, the zoning amendment shall become effective thirty (30) days after the date of its adoption.

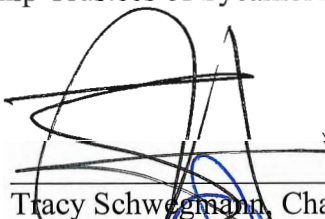
Section 8. It is hereby found and determined that all formal actions of the Board of Trustees concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Ohio Revised Code.

Section 10. The Board of Trustees, upon at least a majority vote, dispenses with any requirement that this Resolution be read on two separate days, and hereby authorizes the adoption of this Resolution upon its first reading.


VOTE RECORD:

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

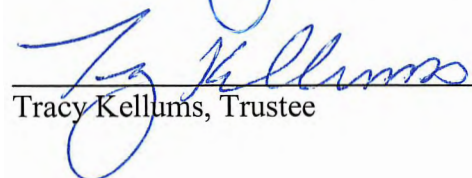
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 19th day of August, 2025.



Tracy Schwegmann, Chairman



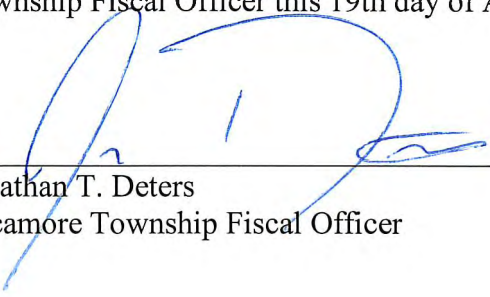
Thomas J. Weidman, Vice Chairman



Tracy Kellums, Trustee

AUTHENTICATION

This is to certify that this is a resolution which was duly passed, and filed with the Sycamore Township Fiscal Officer this 19th day of August, 2025.



Jonathan T. Deters
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:



Lawrence E. Barbieri, Township 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, located, 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 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. A 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, ~~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.