

First Reading: September 23, 2025
Second Reading: Dispensed

RESOLUTION NO. 2025 - 074

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 September 23, 2025, with the following members present: Tracy Schwegmann and Tom Weidman.

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 to amend Chapter 3 of the Sycamore Township Zoning Resolution to include language clarifying that uses which are not specifically permitted by the Resolution are prohibited; and

WHEREAS, the Board of Trustees also desires a text amendment clarifying that Smoke Shops and other similar uses require a conditional use approval in the F – Light Industrial Zoning District, as noted in Chapter 17, with such terms being defined in Chapter 2 of the Sycamore Township Zoning Resolution.

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.

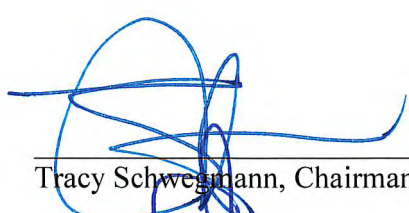
Section 8. It is hereby found and determined that all formal actions of the Board of Trustees concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements, including §121.22 of the Ohio Revised Code.

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.

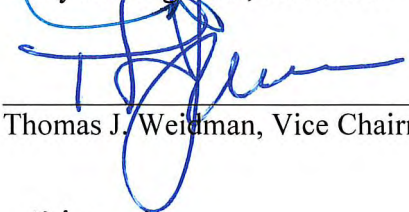
VOTE RECORD:

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

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 23rd day of September, 2025.



Tracy Schwegmann, Chairman



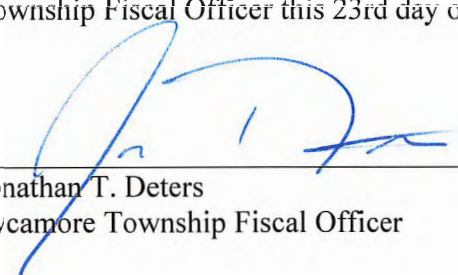
Thomas J. Weidman, Vice Chairman

Absent

Tracy Kellums, Trustee

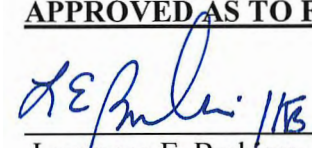
AUTHENTICATION

This is to certify that this is a resolution which was duly passed, and filed with the Sycamore Township Fiscal Officer this 23rd day of September, 2025.



Jonathan T. Deters
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:



Lawrence E. Barbieri, Township Law Director

Exhibit A
Chapter 3:

3-2.1 Permitted Use

The letter "P" means the use is permitted as-of-right in the indicated zoning district with a Permitted Use Zoning Certificate issued by the office of the Zoning Inspector certifying that the plats and plans for the proposed use comply with all applicable provisions of the Sycamore Township Zoning Resolution. Uses that are not specifically permitted are prohibited.

Chapter 2:

SMOKE SHOP. Also colloquially and commonly referred to as a "vape shop", "head shop", "hookah bar/lounge", "cigar bar", "tobacco store"; An establishment dedicated to the retail sale or on premises consumption and a primary source of income of any of the Smoke Shop Products as defined in the smoke shop products definition, tobacco products, "other tobacco products" (OTP), nicotine products, any synthetic psychedelic products or compounds of any kind (such as, but not limited to products such as "K2" or "Kratom"), any tetrahydrocannabinol (THC) derivative products (such as, but not limited "Delta 8 THC" or "Delta 9 THC"), any cannabidiol (CBD) derivative products or Smoke Shop paraphernalia of any kind. A grocery store retail use or a convenience store retail use that sells Smoke Shop Products as an ancillary sale, not to exceed 40% of total store sales, excluding gasoline sales or any other vendor sales located in the same building (such as a Dunkin Donuts that shares a building space with a convenience store), is not included in this definition. An Ohio state-licensed cannabis dispensary is not included in this definition.

SMOKE SHOP PRODUCTS. Any product in leaf, flake, pill, plug, rolling paper, liquid (such as e-cigarette vape liquid or consumable drink), edible, creme or any other form, containing mind-altering compounds such as, but not limited to: tobacco products, "other tobacco products" (OTP), nicotine products, any synthetic psychedelic products or compounds of any kind (such as, but not limited to products such as "K2" or "Kratom"), any tetrahydrocannabinol (THC) derivative products (such as, but not limited "Delta 8 THC" or "Delta 9 THC"), any cannabidiol (CBD) derivative products, or otherwise derived, which is intended to enable human consumption of the noted compounds found in the product, whether ingested via contact patches, smoked, chewed, drunken, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means. Smoke Shop Paraphernalia is a Smoke Shop Product. This term excludes any product that has been specifically approved by the United States Food and Drug Administration for sale as a tobacco/smoking cessation product or for other medical purposes, where such product is marketed and sold solely for such an approved purpose.

SMOKE SHOP PARAPHERNALIA. Any equipment, device, delivery system, or instrument that is primarily designed or manufactured for the smoking, chewing, absorbing, dissolving, inhaling, snorting, sniffing, or ingesting by any other means into the body of tobacco, tobacco products, any tetrahydrocannabinol (THC) derivative product, any cannabidiol (CBD) derivative product, any synthetic psychedelic products of any kind or other controlled substances as defined in the Ohio Revised Code. Items or devices classified as tobacco paraphernalia include, but are not limited to, the following: bowls, pipes, bongs, water bongs, electric pipes, e-cigarettes, vape liquid, vaporizers, hookahs, and devices for holding burning material. Lighters and matches are excluded from the definition of tobacco paraphernalia.

HEAD SHOP. See Smoke Shop definition

HEAD SHOP PRODUCTS. See Smoke Shop Products definition

HEAD SHOP PARAPHERNALIA. See Smoke Shop Paraphernalia definition

TABACCO STORE. See Smoke Shop definition

TABACCO STORE PRODUCTS. See Smoke Shop Products definition

TABACCO STORE PARAPHERNALIA. See Smoke Shop Paraphernalia definition

HOOHAH BAR / LOUNGE. See Smoke Shop definition

CIGAR BAR. See Smoke Shop definition

VAPE SHOP. See Smoke Shop definition

VAPE SHOP PRODUCTS. See Smoke Shop Products definition

VAPE SHOP PARAPHERNALIA. See Smoke Shop Paraphernalia definition

Chapter 17:

Table 17-12
CONDITIONAL USES

SPECIFIC USES	CONDITIONAL USES BY DISTRICT*									Specific Criteria for Conditional Uses
	AA-C	D		O	E	F				(Numbers as per Sec. 17-7)
<i>low intensity (Max ISR = .50)</i>										b&c, 16d, 19, 25
Restaurant or Bar as accessory to office use				C						15, 16a, 17,
Cannabis Dispensary				C	C	C				15a&c, 16d, 36, 37
INDUSTRIAL USES:										
Mini-Storage Facility					C					5, 7, 15c, 16c, 21
Adult Entertainment Facility						C				See Section 17-12 for criteria.
Warehouse as accessory use				C	C					5, 8, 12, 16a, 17, 19
Smoke Shop						C				15A&C, 16D, and 38.
INSTITUTIONAL USES:										
Church (ISR Max .45)	C									6,8,12,14,15b,c,16d,18,19,33,34,35
Cemetery	C									2, 3, 7, 15 a&c, 16c, 19
Correctional Facility, Halfway House						C				2, 7, 9, 15 b&c, 16c, 17, (19), 20, 21, 22, 25
Day Care Center, Child		C								8, 9, 12, 15 a&c,

(38) This use shall not be established within one thousand (1,000) feet of any area zoned for or with the use of:

1. A Residential use.
2. Any school, daycare, library, or teaching facility, whether public or private, governmental or commercial, in which the school, daycare, library, or teaching facility is attended by people under eighteen (18) years of age.
3. Any park, athletics facility, or recreational facility attended by people less than eighteen (18) years of age.
4. Any publicly funded facility.
5. Any religious place of worship attended by people under eighteen (18) years of age.

17-9.7 O, E, F, OO, EE, FF District Conditional Uses

Any use that requires conditional use approval in the E-Retail, O-Office or F-Light Industrial District or any double letter EE, OO, or FF District shall be subject to a new Conditional Use consideration and review by the Board of Zoning Appeals in the event of any tenant change, name change, signage change, or in the event of any proposed expansion of the use or the use's premises. A new application and case shall be required consistent with applicable Chapter 17 provisions.