

Resolution No. 2025- 093
A RESOLUTION ADOPTING AN AMENDMENT
TO THE SYCAMORE TOWNSHIP ZONING RESOLUTION
AND DISPENSING WITH THE SECOND READING

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, on September 23, 2025, the Sycamore Township Board of Trustees, via Resolution 2025-074, initiated the process to propose amendments to the Zoning Resolution of Sycamore Township for amendments to Chapters 2, 3, and 17; and

WHEREAS, on October 9, 2025, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider proposed amendments to the Zoning Resolution for Sycamore Township for amendments to Chapters 2, 3, and 17. Upon conclusion of the October 9, 2025, public hearing, the Sycamore Township Zoning Commission unanimously recommended approval of the amendments to the Sycamore Township Zoning Resolution; and

WHEREAS, the proposed amendments, being text amendments, affect all of Sycamore Township; and

WHEREAS, Ohio Revised Code § 519.23 provides that no building shall be located, erected, constructed, reconstructed, enlarged, changed, maintained, or used, and no land shall be used in violation of any resolution, amendment, or supplement to such resolution; and

WHEREAS, the Board finds it necessary to amend the Sycamore Township Zoning Resolution, clarifying that Smoke Shop uses and other similar uses are defined and designated as requiring 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.

WHEREAS the Board finds it necessary to amend the Sycamore Township Zoning Resolution, clarifying that uses that are not specifically permitted are prohibited as noted in Chapter Three of the Sycamore Township Zoning Resolution.

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

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

Section 2. The Zoning Administrator is hereby directed to cause the additions and deletions of the zoning text to be adopted into and reflected in the Sycamore Township Zoning Resolution.

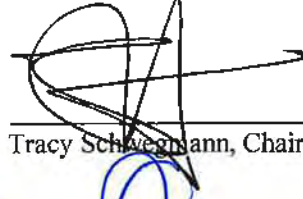
Section 3. The Trustees of Sycamore Township, upon at least a majority vote, dispense with any requirement that this resolution be read on two separate days, and hereby authorize the adoption of this Resolution upon its first reading.

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

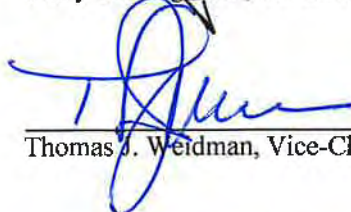
VOTE RECORD:

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

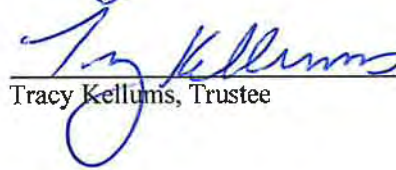
Passed at the meeting of the Board of Trustees on November 5th, 2025.



Tracy Schwegmann, Chairman



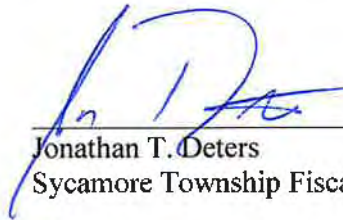
Thomas J. Weidman, Vice-Chairman



Tracy Kellums, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this 5th day of November 2025.



Jonathan T. Deters
Sycamore Township Fiscal Officer

Approved as to form:



Lawrence E. Barbieri, 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, drank, 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

HOOCAH 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,16 d,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.