

Resolution 2025 - 098

**A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT II AT 7451,
7555 FIELDS ERTEL ROAD AND DISPENSING WITH THE SECOND READING**

WHEREAS, an application was made by Jay Stewart/MSB Development Company, LTD (the "Applicant") for a Planned Unit Development II; and

WHEREAS, on October 9, 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 ZC-2025-2; and

WHEREAS, the real property in Case No. ZC-2025-2, consists of the real property located at 7451, 7555 Fields Ertel Road in Sycamore Township and is designated as Hamilton County Auditor's Parcel Numbers 060001400392, 060001400072 (the "Real Property");

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

WHEREAS, on October 9, 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 November 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 ZC-2025-2;

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

SECTION 1. The Application of Jay Stewart/MSB Development Company, LTD (the "Applicant"), for the proposal of a Planned Unit Development II in Case No. ZC-2025-2 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 November 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.

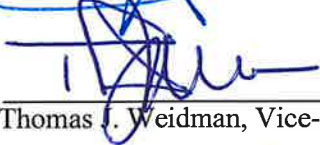
VOTE RECORD:

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

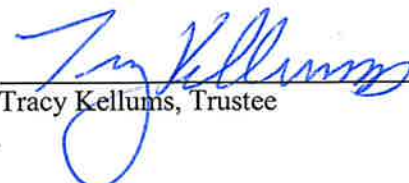
Passed at the meeting of the Board of Trustees this Eighteenth Day of November 2025.



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 November 2025.



Lawrence E. Barbieri, Law Director



Jonathan T. Deters
Sycamore Township Fiscal Officer

EXHIBIT A

Conditions of Approval:

1. From the date of final approval, there shall be a five-year validity period for this PUD.
2. The proposed monument sign located near the threshold of the east panhandle of the 7555 Fields Ertel Rd parcel shall be granted a variance to allow the monument sign to be sited 2.5 feet from the ROW line, so long as it does not violate any sight distance angles. This sign shall not exceed 64sf and six feet tall. If the ROW moves due to a change in pavement infrastructure, such as a traffic configuration modification, this variance would still apply to the resulting ROW, provided it does not violate sight distance angles.
3. The Stone Statements monument sign at the 7451 Fields Ertel Rd shall be granted a variance to allow the sign to be sited three feet from the ROW line – so long as it does not violate any sight distance angles.
4. The Stone Statements' outdoor living structures, sited in the front yard, shall remain. In the event that a business that sells outdoor living structures vacates this site, the pergola, chimney, and bar area shall be removed.
5. The Nelson Stark Monument sign located on the 7451 Fields Ertel Road parcel may remain but shall not be enlarged; a zoning certificate is required for this sign.
6. Businesses sited at either 7451 or 7555 Fields Ertel Road shall only have one wall sign. For the accessory structures on the 7555 parcel, businesses housed in these accessory structures shall only have one wall sign that does not exceed 16 square feet. Further, the accumulated wall signs noted in sheet C-400 shall remain in place unless a tenant change takes place for a given building (informational signs, such as BLDG C, shall remain as they are informational or directional signs). For the primary buildings of both subject parcels, "F" – sign rules would apply in the event of a new tenant.
7. Screening shall be added to the perimeter fencing that can be seen from the view plane of Edington Drive. This screening shall not be tarpaulin material affixed to the perimeter fence.
8. All screening trees on the site and proposed shall remain in healthy condition and be replaced if unhealthy or not alive.
9. There shall be no unscreened storage behind the building of 7451 Fields Ertel Rd.
10. No billboards or new telecommunications towers shall be erected on the site. This condition does not prohibit maintenance of the existing telecommunications tower at the 7555 parcel.
11. Any dumpsters located on the 7451 Fields Ertel Road Parcel shall be enclosed, consistent with the Sycamore Zoning Code.