

Resolution 2026 - 058

A RESOLUTION APPROVING CASE NUMBER ZC-2026-7 FOR A PLANNED UNIT DEVELOPMENT II FOR 7701 KENWOOD ROAD IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING

WHEREAS, an application was made by Josh Shaw (The Kleingers Group, LLC) on behalf of Good Shepherd Lutheran Church (the "Applicant") for a Planned Unit Development II; and

WHEREAS, on May 14, 2026, 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-2026-7; and

WHEREAS, the real property in Case No. ZC-2026-7, consists of the real property located at 7701 Kenwood Rd in Sycamore Township and is designated as Hamilton County Auditor's Parcel Numbers 060002100648, 060002100496, 060002100627, (the "Real Property");

WHEREAS, the Real Property is located in the "C"- Single-Family Residential District; and

WHEREAS, on May 14, 2026, in a public hearing and an open meeting, the Sycamore Township Zoning Commission recommended approval of the Application with conditions and communicated its recommendation to the Board of Township Trustees; and

WHEREAS, on August 11, 2026, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the application for a Planned Unit Development II in Case Number ZC-2026-7;

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

SECTION 1. The Application of Josh Shaw (The Kleingers Group, LLC) on behalf of Good Shepherd Lutheran Church (the "Applicant"), for the proposal of a Planned Unit Development II in Case No. ZC-2026-7 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 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 August 11, 2026, 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.

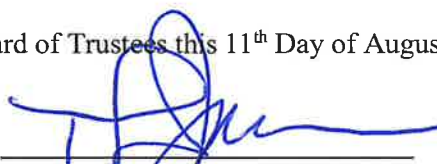
SECTION 7.

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 11th Day of August 2026.



Thomas J. Weidman, Chairman



Tracy Kellums, Vice-Chairman



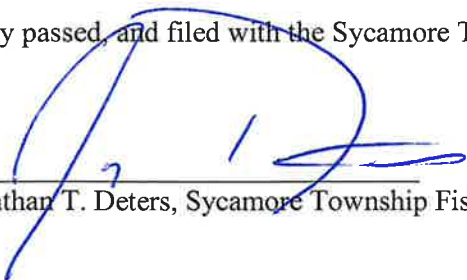
Tracy Schwegmann, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this 11th Day of August 2026.



Lawrence E. Barbieri, Law Director



Jonathan T. Deters, Sycamore Township Fiscal Officer

EXHIBIT A

Conditions of Approval:

1. Parcels 060002100496, 060002100648, and 060002100627 shall be consolidated into one single parcel and recorded with the Hamilton County Recorder prior to issuance of a zoning certificate.
2. The masonry dumpster enclosure shall be located on the existing concrete pad, outside the existing boundary buffer along the northwestern property line and constructed in accordance with the STZR. Dumpster collection shall occur only between the hours of 7:00 a.m. and 7:00 p.m.
3. A privacy/security fence shall not be permitted within the defined front yard.
4. All existing parking agreements shall be submitted for staff review to verify compliance with the required parking supply and the applicant's representation of 166 parking spaces.
5. The streetscape buffer shall be brought into compliance with the STZR. Existing mature trees may receive credit as permitted by the Zoning Resolution. Shrubs located outside the boundary buffer adjacent to the building may also receive applicable streetscape credit.
6. Final architectural materials and design elements shall be subject to Board of Trustees approval following submission of a materials board, including samples and specifications for all illuminated architectural panels and related lighting features.
7. The proposed accessory structure shall be permitted within the defined front yard, provided it is attached to the principal structure and does not exceed twenty (20) feet in height. The proposed cross may extend above the accessory structure as depicted on the submitted plans.
8. Benches shown on the "Planting Plan" shall not be utilized for advertising, promotional, or marketing purposes.
9. Prior to issuance of a zoning certificate, the applicant shall submit an arborist report addressing the proposed limbing-up and maintenance of existing trees.
10. In accordance with "Planting Plan", Sheet L100, Construction Note No 1, any relocated tree that dies within two (2) years of transplanting shall be replaced with a tree of similar size and species.
11. All backlit panels are to be equipped with adjustable illumination and set at levels as approved by staff.
12. Vehicular traffic associated with preschool and/or day school is to be limited to site access via Orchard Lane only. No preschool or day school shall enter the site from any other access point.

STZR = SYCAMOTE TOWNSHIP ZONING RESOLUTION