

RESOLUTION NO. 2013 - 164

**A RESOLUTION DENYING A MAJOR MODIFICATION AND SITE PLAN FOR
CHANTILAS CINCY PROPERTIES LLC REAL ESTATE DEVELOPMENT AND
DISPENSING WITH THE SECOND READING**

WHEREAS, on September 9, 2013, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application of Creative Architectural Solutions, agent for LoanMax (the "Applicant") for a proposed major adjustment to a prior PUD approval in Sycamore Township (the "Application"); and

WHEREAS, the Application in Case No. 2013-05MA, known as the Chantilas Cincy Properties LLC Real Estate Development, includes the real property located at 7711 Montgomery Road in Sycamore Township and consists of Hamilton County Auditor's Parcel Number 600-0211-0155-00 (the "Real Property");

WHEREAS, the property owners submitted plans and specifications in Case No. 2013-05MA and

WHEREAS, the Application is a request to change the use of the property and fails to comply with numerous requirements of the Sycamore Township Zoning Resolution, namely: no details were provided on the screening of mechanical equipment, the use is not permitted as a matter of right in the Montgomery Road Corridor Overlay, the impervious surface ratio exceeds the maximum 50%, metal facades and cinderblock are visible from the public right-of-way, parking is within the minimum setback, drive aisle width is less than twenty-two feet as required, landscaping does not meet the requirements, boundary buffers do not meet the requirements, and streetscape buffers do not meet the requirements; and

WHEREAS, on September 9, 2013, the Sycamore Township Zoning Commission recommended denial of the Application: and

WHEREAS, on October 3, 2013, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the proposed Major Adjustment contained within the Application and the plans and specifications submitted; and

WHEREAS, neither the Applicant nor its agent appeared at the public hearing; and

WHEREAS, upon conclusion of the public hearing, the Board of Township Trustees of Sycamore Township considered, in an open meeting, the proposed major adjustment to the planned unit development and the recommendation of the Sycamore Township Zoning Commission in Case No. 2013-05MA;

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

SECTION 1.

That the recommendation of the Sycamore Township Zoning Commission in Case No. 2013-05MA is hereby approved and the major adjustment to the planned unit development as requested in the Application is denied.

SECTION 2.

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

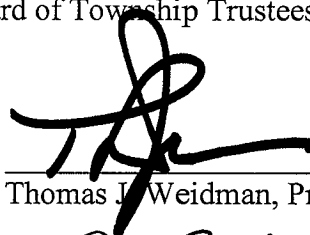
VOTE RECORD: For denial of the Application

Mr. Bishop AYE

Mr. Connor AYE

Mr. Weidman AYE

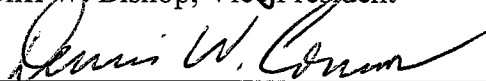
Passed unanimously at a meeting of the Board of Township Trustees of Sycamore Township this 17th day of October, 2013.



Thomas J. Weidman, President



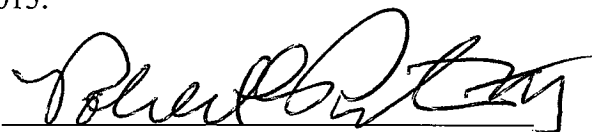
Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

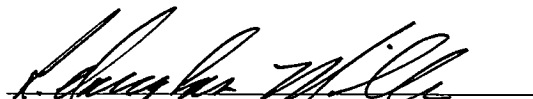
AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 17th day of October, 2013.



Robert C. Porter, III, Fiscal Officer
Sycamore Township, Ohio

APPROVED AS TO FORM:


R. Douglas Miller, Law Director