

RESOLUTION NO. 2014 - 130

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN FOR
THE SHOPPES OF KENWOOD REAL ESTATE DEVELOPMENT, AND
DISPENSING WITH THE SECOND READING**

WHEREAS, application was made by McBride Dale Clarion and BW-3, Inc. (the "Applicant") for approval of a site plan with a façade change at the Buffalo Wild Wings restaurant location in the Shoppes of Kenwood Real Estate Development in Case Number 2014-10MA; and

WHEREAS, on September 8, 2014, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for approval of a major adjustment for the Shoppes of Kenwood Real Estate Development in Case Number 2014-10MA; and

WHEREAS, the real property in Case No. 2014-10MA, consists of the real property located at 7710-7714 Montgomery Road in Sycamore Township and is designated as Hamilton County Auditor's Parcel Number 600-0211-0040-00 (the "Real Property");

WHEREAS, the Real Property is located in the "EE"- Planned Retail District with a Planned Unit Development (PUD) overlay and is also located in the Kenwood Special Public Interest (SPI) overlay district; and

WHEREAS, on September 8, 2014 in a public hearing and an open meeting, the Sycamore Township Zoning Commission recommended approval of the application with certain conditions and communicated its recommendation to the Board of Township Trustees on September 30, 2014; and

WHEREAS, on October 2, 2014, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the application for the major adjustment to the planned unit development in Case Number 2014-10MA;

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

SECTION 1. The Application of McBride Dale Clarion and BW-3, Inc. to change the façade and signage in the Shoppes of Kenwood Real Estate Development is hereby approved. This approval is subject to all signage in the Application being compliant with the Sycamore Township Zoning Resolution.

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 affect. This resolution shall only consider the approval of the operations of the Buffalo Wild Wings restaurant.

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 and approved by this Resolution, and any previous resolutions in effect that affect the Real Property.

SECTION 4.

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. Connor

Aye

Mr. Bishop

Aye

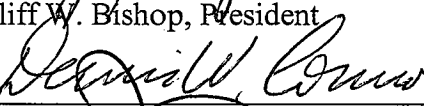
Mr. Weidman

Aye

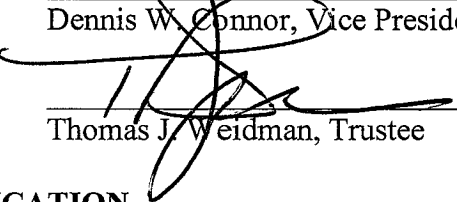
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 16th day of October, 2014.



Cliff W. Bishop, President




Dennis W. Connor, Vice President



Thomas J. Weidman, Trustee

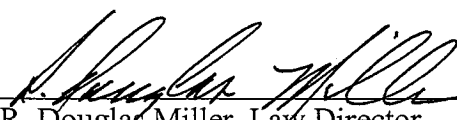
AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 16th day of October, 2014.



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

APPROVED AS TO FORM:



R. Douglas Miller, Law Director
Sycamore Township, Ohio