

First Reading: June 16, 2016  
Second Reading: Dispensed

**RESOLUTION NO. 2016 - 93**

**A RESOLUTION APPROVING A SITE PLAN FOR THE JEWISH HOSPITAL DEVELOPMENT AND DISPENSING WITH THE SECOND READING**

**WHEREAS**, on May 9, 2016, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application of JRE Real Estate LLC (the "Applicant") on behalf of Jewish Hospital LLC (the "Owner") for a proposed amendment to the site plan of Sycamore Township (the "Application") in Case No. 2016-06MA; and

**WHEREAS**, the Application in Case No. 2016-06MA, known as the Jewish Hospital Development, includes the real property located at 4757 East Galbraith Road in Sycamore Township and consists of Hamilton County Auditor's Parcel Number 600-0210-0458-00 (the "Real Property");

**WHEREAS**, the Applicant, on behalf of the property owners have submitted plans and specifications in Case No. 2016-06MA and has given their consent to the application of planned unit development regulations to the Real Property being considered in the zoning amendment; and

**WHEREAS**, the zoning on the Real Property is to "OO – Planned Office District" with a planned unit development (PUD) overlay; and

**WHEREAS**, there have been previous zoning approvals for the Real Property in Resolution Numbers 2008-89, 2009-159, 2013-29, and 2013-30 (the "Prior Resolutions"); and

**WHEREAS**, on May 9, 2016, the Sycamore Township Zoning Commission recommended approval of the Application with conditions and communicated that approval to the Board of Township Trustees; and

**WHEREAS**, on June 2, 2016, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the proposed amendment contained within the Application and the plans and specifications submitted; and

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

**SECTION 1.**

The recommendation of the Sycamore Township Zoning Commission in Case No. 2016-06MA is hereby approved. This approval is subject to the conditions set forth on the attached Exhibit A, which are hereby adopted as part of this Resolution as if fully rewritten herein as well as all conditions contained in the Prior Resolutions not amended herein.

**SECTION 2.**

Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed exactly in compliance with the plans specifications and drawings submitted and the conditions set forth on Exhibit A to this Resolution as well as subject to any requirements contained within the Prior Resolutions not amended herein.

**SECTION 3.**

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 4.**

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 the 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 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 5.**

All aspects of the development of the Real Property including, but not limited to, drainage, property improvements, 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 Zoning Resolution and shall be subject to all penalties and remedies thereunder.

**SECTION 6.**

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.

**SECTION 7.**

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

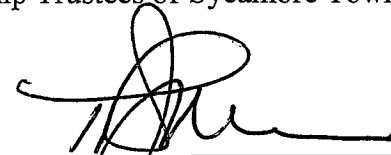
**VOTE RECORD:**

Mr. Bishop *AYE*

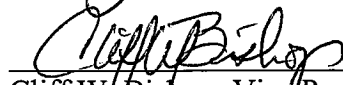
Mr. Connor *AYE*

Mr. Weidman *AYE*

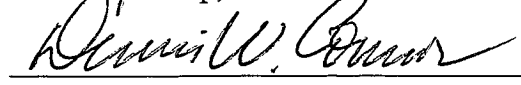
**Passed** at a meeting of the Board of Township Trustees of Sycamore Township this 16<sup>th</sup> day of June, 2016.



Thomas J. Weidman, President



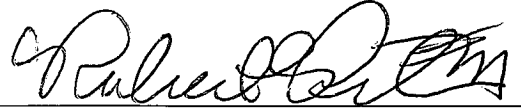
Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

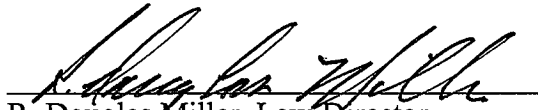
**AUTHENTICATION**

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 16<sup>th</sup> day of June, 2016.



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

**APPROVED AS TO FORM:**

  
R. Douglas Miller, Law Director

## **EXHIBIT A**

Except as noted, all aspects of the plan are to conform to the Sycamore Township Zoning Resolution and all prior zoning approvals for the development not amended herein.

1. Any lighting must have 0 foot candles of light spill at any residential property line.
2. All mechanical units, whether ground level and/or rooftop must be screened from view from any public right of way.
3. A landscaping plan must be submitted and approved by staff including interior, streetscape and boundary buffers and, where determined by staff, must exceed the minimum Zoning Resolution Requirements.
4. No trash removal shall be permitted before 7:00 a.m. or after 10:00 p.m.
5. The building signs are approved as depicted on the plans and drawing submitted.
6. The 12 foot tall directional signs as shown on the plan may not exceed 10 feet in height and must display a Sycamore Township logo.
7. The proposed freestanding sign located at the Galbraith Road entrance must be setback 10 feet from the right of way.
8. The proposed freestanding sign located at the Kenwood Road entrance must be setback 10 feet from the right of way
9. The proposed freestanding sign located at the intersection of Kenwood and Galbraith Roads must be setback 1 foot off the right of way.