

**RESOLUTION NO. 2017 - 105**

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO THE CAMDEN  
LAND GROUP DEVELOPMENT PHASE II LOCATED IN SYCAMORE  
TOWNSHIP, DISPENSING WITH THE SECOND READING, AND DECLARING AN  
EMERGENCY**

**WHEREAS**, application (the "Application") was made by The Camden Group (the "Applicant") on behalf of SMC Kenwood LLC (the "Owner") for approval of a major adjustment to a planned unit development to change the site plan for the real property located at 4565 East Galbraith Road, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case Number 2017-14MA; and

**WHEREAS**, the real property in Case No. 2017-01MA, consists of the real property located at 4565 East Galbraith Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Number 600-0210-0870-00 (the "Real Property"); and

**WHEREAS**, the Real Property is located in an "OO"- Planned Office District requiring an approval of any changes to an approved planned unit development; and

**WHEREAS**, on August 14, 2017, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for the major adjustment to the planned unit development on the Real Property; and

**WHEREAS**, on August 14, 2017, the Sycamore Township Zoning Commission recommended denial of the Application; and

**WHEREAS**, on September 7, 2017, 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 for the Real Property;

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

**SECTION 1.** The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on September 7, 2017, is hereby approved subject to the conditions set forth on the attached Exhibit A.

**SECTION 2.** No Zoning Certificate shall be issued by the Zoning Administrator until:

- A) a Zoning Compliance Plan in compliance with this Resolution, including the conditions set forth on Exhibit A 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 3.**

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.

**SECTION 4.**

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 5.**

Upon the unanimous vote of the Sycamore Township Trustees, this Resolution is hereby declared to be an emergency measure necessary for immediate preservation of the public peace, health, safety and welfare of Sycamore Township. The reason for the emergency is to provide for the immediate permitting and construction of the development.

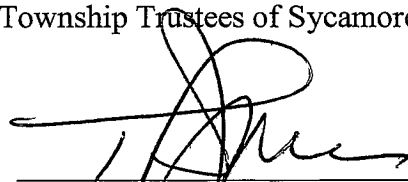
**VOTE RECORD:**

Mr. Bishop AYE

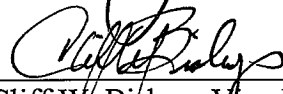
Mr. Connor AYE

Mr. Weidman AYE

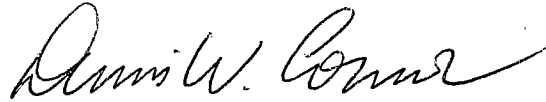
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 21<sup>st</sup> day of September, 2017.



Thomas J. Weidman, President



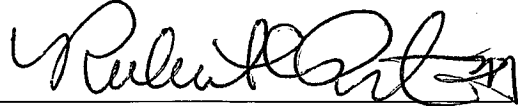
Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

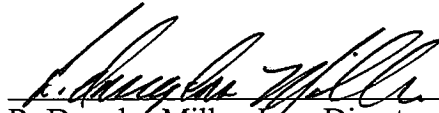
**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 21<sup>st</sup> day of September, 2017.



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

**APPROVED AS TO FORM:**

  
R. Douglas Miller, Law Director

## **Exhibit A**

- 1) A solid landscape buffer shall be installed along the northern property line.
- 2) An enhanced streetscape buffer shall be installed along Frolic Drive.
- 3) The roof line shall be closed on the north side of the building and all mechanical equipment shall be completely screened from view from any public right of way or residential property.