

First Reading: December 21, 2017
Second Reading: Dispensed

RESOLUTION NO. 2017 - 154

**A RESOLUTION DENYING AN APPLICATION FOR A MAJOR ADJUSTMENT TO THE
SHOPPES OF KENWOOD PLANNED UNIT DEVELOPMENT IN SYCAMORE
TOWNSHIP AND DISPENSING WITH A SECOND READING**

WHEREAS, application (the "Application") was made by Jessica Ruff of Ruff Signs (the "Applicant") on behalf of Sally Beauty, the tenant (the "Tenant") for approval of the construction of a sign on the building located on the real property located at 7714-G Montgomery Road, Sycamore Township, Ohio, being part of Auditor's Parcel No. 600-0211-0040-00, (the "Real Property") in Sycamore Township Zoning Case Number 2017-14MA; and

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

WHEREAS, because the Real Property is within a planned unit development, any change to the planned unit development requires approval of the Board of Township Trustees after consideration by the Sycamore Township Zoning Commission; and

WHEREAS, on November 13, 2017, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for Case Number 2017-14MA; and

WHEREAS, on November 13, 2017, the Sycamore Township Zoning Commission recommended denial of the Application for the Real Property included in the Application; and

WHEREAS, on December 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 Real Property and the recommendation of the Sycamore Township Zoning Commission; and

WHEREAS, the Applicant and the Tenant failed to appear at the public hearing before the Board of Township Trustees after notice of the hearing was provided to them;

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

SECTION 1.

After consideration of the Application, the recommendation of the Sycamore Township Zoning Commission, the presentation by Township staff and submittals of plans and specifications with the Application, the recommendation of the Sycamore Township Zoning Commission is affirmed and the Application is hereby denied.

SECTION 2. No Zoning Certificate shall be issued by the Zoning Administrator for the Application.

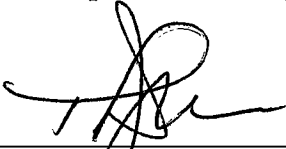
SECTION 3. The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with any requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

SECTION 4. This Resolution shall take effect on the earliest date allowed by law.

VOTE RECORD: For Denial of the Application

Mr. Bishop Aye Mr. Connor Aye Mr. Weidman Aye

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 21st day of December, 2017.



Thomas J. Weidman, President



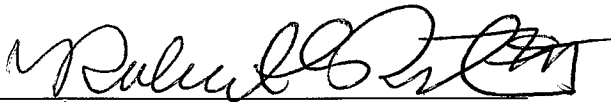
Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

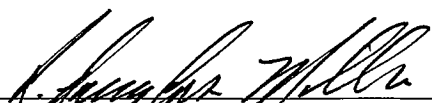
AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 21st day of December, 2017.



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

APPROVED AS TO FORM:



R. Douglas Miller, Law Director