

First Reading: November 13, 2018  
Second Reading: Dispensed

**RESOLUTION NO. 2018 - 122**

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO THE TUTORING PROPERTIES LLC PLANNED UNIT DEVELOPMENT AND DISPENSING WITH A SECOND READING**

**WHEREAS**, application (the "Application") was made by Tutoring Properties LLC (the "Applicant") on behalf of Elizabeth K. Toft (the "Owner") for approval of a major adjustment to a planned unit development to construct two 4,434 square foot office buildings for the real property located at 8810 and 8812 Montgomery Road, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case No. 2018-13MA; and

**WHEREAS**, the real property in Case No. 2018-13MA, consists of the real property located at 8810 and 8812 Montgomery Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Numbers 600-0060-0085-00 and 600-0060-0009-00 (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 Plan; and

**WHEREAS**, on October 9, 2018, 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 plan on the Real Property; and

**WHEREAS**, on October 9, 2018, the Sycamore Township Zoning Commission recommended approval of the Application with conditions; and

**WHEREAS**, on November 1, 2018, 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 plan 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 November 1, 2018, is hereby approved with the following conditions:

1. Any lighting attached to the rear of the buildings or located at the rear of the Real Property must be compliant with the Sycamore Township Zoning Resolution;
2. No cell towers or communication towers shall be located on the Real Property;
3. A drainage plan compliant with standard engineering practices must be submitted if the development is not required to be reviewed by the Hamilton County Planning and Development Storm Water Division;

**SECTION 2.**

Except as amended herein, any use and improvements to the Real Property which is the subject of this Resolution shall be in complete compliance with the Sycamore Township Zoning Resolution.

**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 if required;
- B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan if required;

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 if required.

**SECTION 5.**

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 6.**

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

**VOTE RECORD:**

Mr. Connor Aye

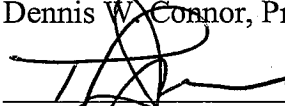
Mr. LaBarbara Aye

Mr. Weidman Aye

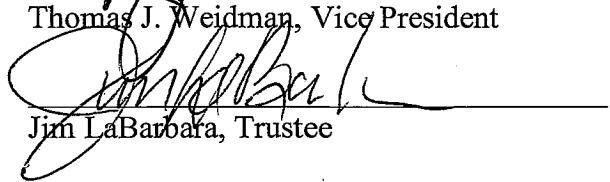
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 13th day of November, 2018.



Dennis W. Connor, President



Thomas J. Weidman, Vice President



Jim LaBarbara, Trustee

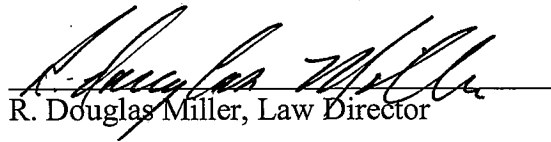
**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 13<sup>th</sup> day of November, 2018.



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

**APPROVED AS TO FORM:**



R. Douglas Miller, Law Director