

First Reading: December 18, 2018  
Second Reading: Dispensed

**RESOLUTION NO. 2018 - 143**

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

**WHEREAS**, application (the “Application”) was made by VGA Properties LLC (the “Applicant” and “Owner”) for approval of a major adjustment to a planned unit development to change the use to a financial planning business using the existing building for the real property located at 8800 Montgomery Road, Sycamore Township, Hamilton County, Ohio (the “Application”) in Sycamore Township Zoning Case No. 2018-17MA; and

**WHEREAS**, the real property in Case No. 2018-17MA, consists of the real property located at 8800 Montgomery Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor’s Parcel Number 600-0060-0086-00 (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 November 15, 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 November 15, 2018, the Sycamore Township Zoning Commission recommended approval of the Application with conditions; and

**WHEREAS**, on December 6, 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 December 6, 2018 is hereby approved, subject to the conditions set forth on the attached Exhibit A which are included as if fully rewritten herein.

**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:**

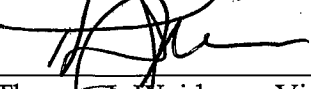
Mr. Connor AYE

Mr. LaBarbara AYE

Mr. Weidman AYE

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 18<sup>th</sup> day of December, 2018.

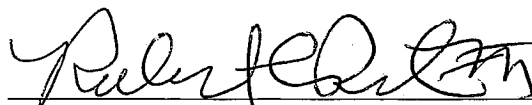
  
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 Dennis W. Connor, President

  
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 Thomas J. Weidman, Vice President

  
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 Jim LaBarbara, Trustee

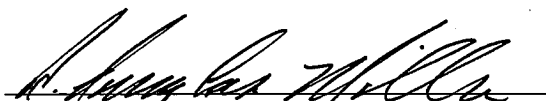
**AUTHENTICATION**

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 18<sup>th</sup> day of December, 2018.



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

**APPROVED AS TO FORM:**



R. Douglas Miller, Law Director

## **EXHIBIT A**

1. No cell or communication towers shall be located on the Real Property.
2. The Applicant shall provide a landscape plan compliant with the current Sycamore Township Zoning Resolution with a six foot (6') privacy fence permitted in the side yard along part of the southern property line. The front yard shall be landscaped per the current Zoning Resolution.
3. The Real Property shall use residential trash container service only. No dumpsters shall be located on the Real Property.
4. Parking stalls and spaces shall be compliant with the Sycamore Township Zoning Resolution.
5. All lighting shall be no greater than zero foot-candles at rear property lines.
6. The free-standing sign shall be installed in compliance with the Sycamore Township Zoning Resolution.
7. There shall be a minimum of a three foot (3') tall landscape mound along the rear, eastern property line.
8. A lot width of eighty feet (80') is approved.
9. A six foot (6') privacy fence is permitted in the side yard only.
10. No sidewalk along Montgomery Road is required.
11. No cross access between adjoining parcels is required.
12. The first parking stall may be setback twenty-two feet (22') from the Montgomery Road right-of-way.