

RESOLUTION NO. 2019 - 124

A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PLANNED UNIT DEVELOPMENT FOR THE MYERS Y. COOPER DEVELOPMENT AND DISPENSING WITH A SECOND READING

WHEREAS, application was made by Myers Y. Cooper Company (the "Applicant" and/or "Owner") for approval of a major adjustment to a planned unit development to allow for a 9.3 square foot building sign for the real property located at 5050 East Galbraith Road, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case Number 2019-15MA; and

WHEREAS, the real property in Case No. 2019-15MA, consists of the real property located at 5050 East Galbraith Road, Sycamore Township, Hamilton County, Ohio and is located in the parcel designated as Hamilton County Auditor's Parcel Number 600-0094-0009-00 (the "Real Property"); and

WHEREAS, the Owner has previously received approval for a planned unit development; and

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

WHEREAS, on October 15, 2019, 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 development plan on the Real Property and recommended approval of the Application;

WHEREAS, on November 7, 2019, 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 development plan on 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 7, 2019 is hereby approved.

SECTION 2. Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in complete compliance with the plans, specifications, and renderings submitted at the public hearing on November 7, 2019 and any other prior approvals not in conflict with this 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;
- 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.

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

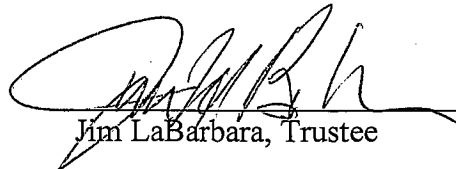
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 19th day of November, 2019.



Thomas J. Weidman, Chairman



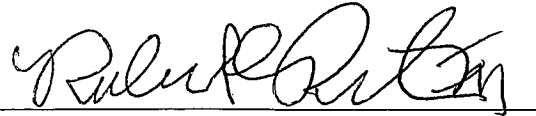
Dennis W. Connor, Vice Chairman



Jim LaBarbara, Trustee

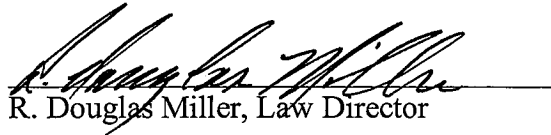
AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 19th day of November, 2019.



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

APPROVED AS TO FORM:



R. Douglas Miller, Law Director