

First Reading: January 14, 2020
Second Reading: Dispensed

RESOLUTION NO. 2020 - 6

A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PLANNED UNIT DEVELOPMENT FOR NISBET PROPERTY HOLDINGS, LLC FOR PROPERTY LOCATED AT 8050 HOSBROOK ROAD, SYCAMORE TOWNSHIP, OHIO SO AS TO ALLOW FOR THE CONSTRUCTION OF A NEW GROUND SIGN WITH AN ELECTRONIC MESSAGE BOARD AND DISPENSING WITH A SECOND READING

WHEREAS, application was made by Nisbet Property Holdings, LLC (the "Applicant" and/or "Owner") for approval of a major adjustment to a planned unit development to allow for the construction of a new ground sign with an electronic message board to replace an existing but damaged ground sign without an electronic message board situated in the Hosbrook Road right-of-way for the real property located at 8050 Hosbrook Road, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case Number 2019-16MA; and

WHEREAS, the real property in Case No. 2019-16MA, consists of the real property located at 8050 Hosbrook Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Number 600-0080-0716-00 (the "Real Property"); and

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

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

WHEREAS, on November 12, 2019, after proper notice was 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, as revised and submitted on November 12, 2019, without the electronic message board;

WHEREAS, on January 2, 2020, after proper notice was 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 January 2, 2020 is hereby approved, including the Applicant/Owner's request to incorporate an electronic message board within the ground sign, subject to the following conditions:

1. The text of the electronic message board must be amber color only.
2. The electronic message board shall have no flashing, moving, strobing, blinking, or intermittent lights.
3. The illumination of the electronic message board and the text therein shall not exceed 50-foot candles at the sign face.
4. The text of the electronic message board may change only once within any 24-hour period.

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 January 2, 2020 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 consistent 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 Plan.

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.

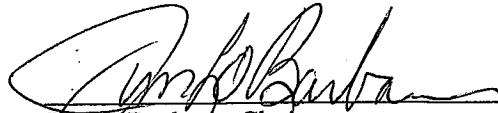
VOTE RECORD:

Mr. James Abstain


Mr. LaBarbara Aye

Mr. Weidman Aye

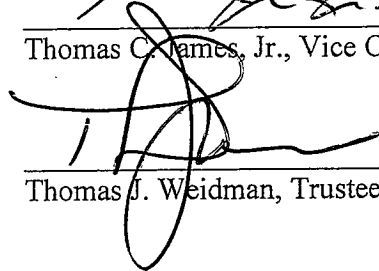
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 14th day of January, 2020.



Jim LaBarbara, Chairman



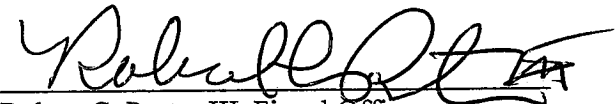
Thomas C. James, Jr., Vice Chairman



Thomas J. Weidman, Trustee


AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 14th day of January, 2020.



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

APPROVED AS TO FORM:



Deepak K. Desai, Law Director