

First Reading: January 14, 2020
Second Reading: Dispensed

RESOLUTION NO. 2020 - 7

A RESOLUTION APPROVING AN ADJUSTMENT TO THE SITE PLAN FOR THE TAZIKI MEDITERRANEAN CAFE DEVELOPMENT ON PROPERTY LOCATED AT 7331 KENWOOD ROAD, SYCAMORE TOWNSHIP, OHIO, SO AS TO ALLOW FOR A NEW SIGN TO BE PLACED FIVE FEET FROM THE RIGHT OF WAY AND DISPENSING WITH A SECOND READING

WHEREAS, application (the "Application") was made by Gavin P. O'Neill (the "Applicant") on behalf of Raymond A. Conn (the "Owner") and assigned Sycamore Township Zoning Case Number 2019-21MA; and

WHEREAS, the Application seeks approval of an adjustment ("Adjustment") to the site plan for the Taziki Mediterranean Café Development located on Kenwood Road, which was previously approved in Zoning Case Number 2018-05P2 pursuant to Resolution No. 2018-44 adopted April 17, 2018; and

WHEREAS, the Adjustment proposes a different ground sign than originally approved and seeks to have it placed five (5) feet back from the right-of-way where a ten (10) foot setback is required; and

WHEREAS, the real property in Case No. 2019-21MA is located at 7331 Kenwood Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Number 600-0211-0646-00 (the "Real Property"); and

WHEREAS, the Real Property is in an "E"- Retail District subject to a Special Public Interest Overlay District, requiring approval of any major changes to the approved site plan; and

WHEREAS, on December 9, 2019, after proper notice was given, the Sycamore Township Zoning Commission held a public hearing to consider the Application requesting the Adjustment to the previously approved site plan for the Real Property; and

WHEREAS, the Sycamore Township Zoning Commission recommended approval of the Application for the Adjustment with the condition that the new sign have a minimum setback of seven and one-half (7.5) feet from the right-of-way where a ten (10) foot setback is required;

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 Adjustment to the previously approved site 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 for the Adjustment 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 request for the new sign to have a five (5) foot setback from the right-of-way where a ten (10) foot setback is normally required.

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 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 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.

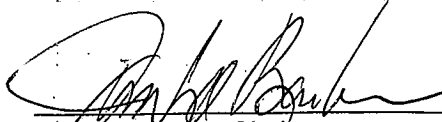
VOTE RECORD:

Mr. James Aye


Mr. LaBarbara Aye

Mr. Weidman Aye

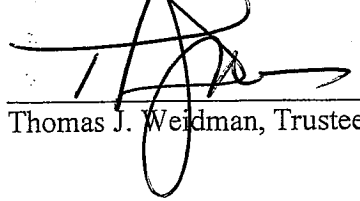
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 14th day of January, 2020.



Jim LaBarbara, Chairman



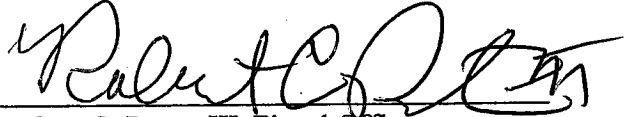
Thomas C. James, Jr., Vice Chairman



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