

First Reading: March 5, 2020
Second Reading: Dispensed

RESOLUTION NO. 2020 - 28

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PLANNED
UNIT DEVELOPMENT FOR THE MYERS Y. COOPER COMPANY REAL
ESTATE DEVELOPMENT, LOCATED AT 8250-8300 KENWOOD ROAD, AND
DISPENSING WITH A SECOND READING**

WHEREAS, application (the "Application") was made by The Myers Y. Cooper Company (the "Applicant and Owner") for approval of a major adjustment to the planned unit development in order to allow for the installation of building signs exceeding the number permitted by the Zoning Resolution on the property located at 8250-8300 Kenwood Road, Sycamore Township, Hamilton County, Ohio in Sycamore Township Zoning Case Number 2020-01MA; and

WHEREAS, the real property in Case No. 2020-01MA, consists of the real property located at 8250-8300 Kenwood Road, Sycamore Township, Hamilton County, Ohio and is located in the parcel designated as Hamilton County Auditor's Parcel Number 600-0094-0285-00 (the "Real Property"); and

WHEREAS, the Owner has previously received approvals for a planned unit development for the Real Property and has made an amendment to such plan; and

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

WHEREAS, on February 10, 2020, 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 with conditions;

WHEREAS, on March 5, 2020, 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 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 March 5, 2020, consisting of the installation of building signage is hereby approved.

SECTION 2.

The approval of the site plan granted herein is subject to the conditions set forth on the attached Exhibit A.

SECTION 3.

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 March 5, 2020, the conditions set forth on the attached Exhibit A and any other prior approvals for the Real Property not in conflict with this resolution.

SECTION 4.

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 Planning & Zoning Administrator.

SECTION 5.

No Final Zoning Certificate shall be issued by the Planning & Zoning Administrator until the development complies with all requirements contained in this Resolution and the Zoning Compliance.

SECTION 6.

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 7.

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

VOTE RECORD:

Mr. James Aye


Mr. LaBarbara Aye

Mr. Weidman Aye

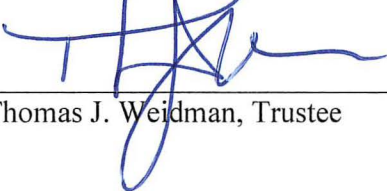
Passed at a meeting of the Board of Township Trustees of Sycamore Township
this 5th day of March, 2020.



Jim LaBarbara, Chairman



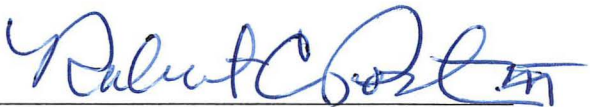
Thomas C. James, Jr., Vice Chairman



Thomas J. Weidman, Trustee

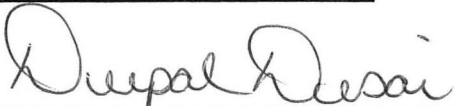
AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township
Fiscal Officer of Sycamore Township this 5th day of March, 2020.



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

APPROVED AS TO FORM:



Deepak K. Desai, Law Director

EXHIBIT A

1. New wall signs shall comply with Chapter 13 of the Sycamore Township Zoning Resolution, unless superseded by the following conditions.
2. Maximum total signage area of 92 square feet will be utilized, per building.
3. A maximum of six (6) signs shall be permitted per building.
4. Each sign shall have maximum dimensions of 15" tall by 12' long.
5. Sign designs shall be limited to non-illuminated white stud mounted letters, and must be consistent font and style.
6. Signage shall be placed on building façade facing Kenwood Road only.
7. No more than one wall sign per tenant.