

First Reading: November 5, 2020
Second Reading: Dispensed

RESOLUTION NO. 2020 - 78

A RESOLUTION APPROVING A PLANNED UNIT DEVELOPMENT FOR CHEROKEE SELF STORAGE DEVELOPMENT IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING

WHEREAS, application (the “Application”) was made by Brian Doll, (the “Applicant”) on behalf of Cincinnati United Contractors (the “Owner”) to construction a three story 70,500 square feet self-storage building located on the real property located at 11573 Deerfield Road, Sycamore Township, Hamilton County, Ohio, Auditor’s Parcel Number 600-0130-0002-00 (the “Real Property”); and

WHEREAS, the Real Property is located in the “F” – Light Industrial District; and

WHEREAS, the proposed change to the Real Property requires that the Owner and Applicant obtain approval of a site plan because of the impervious surface area that is proposed; and

WHEREAS, on October 13, 2020 , after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for site plan approval for the Real Property contained within the Application for Case Number 2020-06P2; and

WHEREAS, on October 13, 2020, the Sycamore Township Zoning Commission recommended approval with conditions of the site plan for the Real Property included in Case Number 2020-06P2; and

WHEREAS, on November 5, 2020, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for site plan approval for the Real Property;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Sycamore Township, State of Ohio that:

SECTION 1. The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on November 5, 2020 is hereby approved with conditions as set forth in Exhibit A, attached to this Resolution.

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 plans, specifications, and renderings submitted at the public hearing on October 13, 2020 and amended on October 29, and any other prior approvals for the Real Property 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 and, unless waived by the Zoning Administrator, the following documents are received and approved by the Zoning Administrator:

- A) a summary report from Hamilton County Engineer certifying that the approved plans and specifications for roadway and access improvements, either on-site or off-site, have been completely implemented, and that any required rights-of-way have been dedicated;
- B) a summary report from the developer's registered engineer or surveyor as required by and addressed to the Hamilton County Director of Public Works Department certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; the Director of Public Works shall inform the Zoning Administrator when such letter is received and approved;
- C) a summary report from the Metropolitan Sewer District or Hamilton County Board of Health certifying that the approved plans and specifications for sanitary sewer and wastewater treatment have been completely implemented;
- D) a summary report from the registered landscape architect who prepared the plan, certifying completion of the landscape plan, and soil erosion and sedimentation control measures as specified on the approved plan and noting any deviations and the reasons for such deviations;
- E) a summary report from the Sycamore Township Fire Chief certifying that the approved plan and specifications for fire prevention and control have been completely implemented, and
- F) a summary report from the applicant's registered engineer, surveyor or attorney certifying that required easements for access, utilities, or other purposes have been recorded in the Office of the Hamilton County Recorder.

SECTION 5.

All aspects of the development of the Real Property including, but not limited to, drainage, property improvements, lighting, landscaping, and ground cover, as set forth in the plans, specifications, covenants, conditions, requirements and limitations of the Zoning Compliance Plan and contained in this Resolution, including any exhibits attached hereto shall be continually maintained by the owner of the property. Any failure to so maintain the development shall be considered a violation of the Sycamore Township Zoning Resolution and shall be subject to all penalties and remedies thereunder.

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.

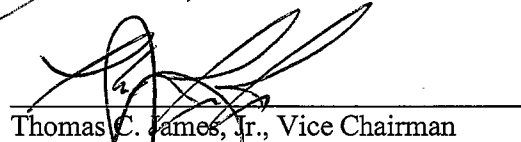
This resolution shall take effect on the earliest date allowed

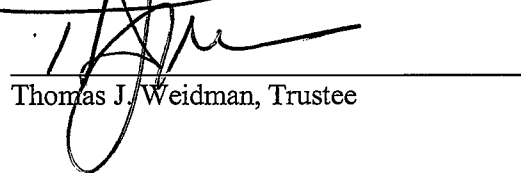
VOTE RECORD:

Mr. James Aye Mr. LaBarbara Aye Mr. Weidman Aye

PASSED at the meeting of the Board of Trustees this 5th day of November, 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 Sycamore Township Fiscal Officer, this 5th day of November, 2020.


Robert C. Porter, III
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:


Deepak K. Desai, Law Director

Exhibit A

1. A detailed Landscape Plan be submitted that meets all requirements of the Sycamore Township Zoning Resolution, including a detailed planting schedule, and offsite credits on adjoining parcels.
2. Sycamore Township Zoning Commission recommends approval of offsite parking and applicant provide an easement for required parking spaces.
3. Copies of fully executed and recorded easements, including, Parking, ingress/egress, and drainage shall be required for Zoning Compliance Plan Approval.
4. Township approval shall be conditioned on the successful approval of plan, as proposed, by the City of Blue Ash.
5. Any substantial alterations to the Blue Ash side of the plan shall be shown on the Zoning Compliance plan.
6. Applicant shall document existing trees, along the northern property line, within the area from the right-of-way line back to the building face. Any area that is within the boundary between the parcels, the applicant shall provide landscaping compliant with Sycamore Township boundary buffers requirements.
7. Any PUD 2 approval should be noted to reference the Revised Site Plan (Scheme "F") as received by Sycamore Township on October 29, 2020.