

First Reading: May 4, 2021
Second Reading: Dispensed

RESOLUTION NO. 2021 - 025

A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A PLANNED UNIT DEVELOPMENT FOR THE KUGLER MILL SQUARE LLC, LOCATED AT 8495 VORHEES LANE, AND DISPENSING WITH A SECOND READING

WHEREAS, application (the “Application”) was made by Kugler Mill Square LLC, (the “Applicant and Owner”) for approval of a major adjustment to the planned unit development in order to demolish two townhomes and construct 52 new apartments for a total of 118 apartment units (16.74 units per acre) on the property located at 8495 Vorhees Lane, Sycamore Township, Hamilton County, Ohio in Sycamore Township Zoning Case Number 2021-02MA; and

WHEREAS, the real property in Case No. 2021-02MA, consists of the real property located at 8495 Vorhees Lane, Sycamore Township, Hamilton County, Ohio and is located in the parcel designated as Hamilton County Auditor’s Parcel Number 600-0203-0078-00 (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 - “DD”- Planned Multi Family District requiring an approval of any changes to the approved planned unit development plan; and

WHEREAS, on April 12, 2021, 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 denial of the Application with conditions;

WHEREAS, on May 4, 2021, 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 May 4, 2021, proposing to demolish two townhomes and construct 52 new

apartments for a total of 118 apartment units (16.74 units per acre) 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 May 4, 2021, 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 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 Planning & Zoning Administrator.

SECTION 4.

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 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 4th day of May, 2021.

/s/ Thomas C. James, Jr.

Thomas C. James, Jr., Chairman

/s/ Jim LaBarbara

Jim LaBarbara., Vice Chairman

/s/ Thomas J. Weidman

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 4th day of May, 2021.

/s/ Robert C. Porter III

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

APPROVED AS TO FORM:

/s/ Deepak K. Desai

Deepak K. Desai, Law Director