

First Reading: April 5, 2022
Second Reading: Dispensed

RESOLUTION NO. 2022 - 024

A RESOLUTION APPROVING A PUD-2 FOR LEESMAN ENGINEERING, IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING

WHEREAS, application (the “Application”) was made by Leesman Engineering, (the “Applicant”) on behalf of TD Management Ltd. (the “Owner”) are to demolish existing Tire Discounters and the vacated Graeter’s Ice Cream building to construct a new Tire Discounters facility located on the real property located at 7369 & 7381 Kenwood Road, Sycamore Township, Hamilton County, Ohio 45236, Auditor’s Parcel Number 7369 Kenwood Road 600-0211-0123-00 and 7381 Kenwood Road 600-0211-0138 (the “Real Property”); and

WHEREAS, the Real Property is located in the “E” – Retail w/ SPI Overlay; and

WHEREAS, on March 14, 2022, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for a PUD-2 approval for the Real Property contained within the Application for Case Number 2022-01P2; and

WHEREAS, on March 14, 2022, the Sycamore Township Zoning Commission recommended approval with conditions of the site plan for the Real Property included in Case Number 2022-01P2; and

WHEREAS, on April 5, 2022, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for a PUD-2 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 April 5, 2022 is hereby approved with conditions as attached in Exhibit A.

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 April 5, 2022 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:

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


VOTE RECORD:

Mr. Weidman AYE Ms. Schwegmann AYE Mr. James AYE

Approved at the meeting of the Board of Trustees this 5th day of April, 2022.



Thomas J. Weidman, Chairman



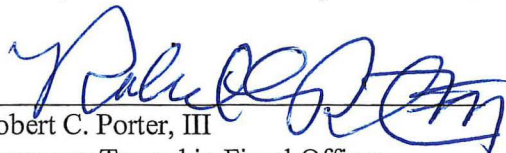
Tracy Schwegmann, Jr., Vice Chairman



Tom James, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 5th day of April, 2022.



Robert C. Porter, III
Sycamore Township Fiscal Officer

APPROVED AS TO FORM:


Lawrence E. Barbieri, Law Director

EXHIBIT A

- 1) Existing lots shall be consolidated prior to Zoning Compliance Plan approval.
- 2) Site shall not be utilized for telecommunication towers in the future.
- 3) Site shall not be used for billboard signs in the future.
- 4) A variance shall be granted for building setback as part of this PUD-2 approval.
- 5) A variance shall be granted for sign setback as part of this PUD-2 approval.
- 6) A variance shall be granted for outdoor lighting intensity, per photometric plan as part of this PUD-2 approval.
- 7) A variance shall be granted for building sign area at a maximum area of 180 s.f.
- 8) All other provisions of Chapter 13 SIGNS shall remain in effect.