

First Reading: December 20, 2022
Second Reading: Dispensed

RESOLUTION NO. 2022 - 128

A RESOLUTION APPROVING A PUD-2 FOR ROBERT LUCKE GROUP, INC. IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING

WHEREAS, application (the “Application”) was made by Robert Lucke Group, Inc. on behalf of McCaw Land Partners, LLC. (the “Owner”) for a PUD-2 to construct a 1584 square feet single addition located on the real property located at 11501 Northlake Drive: **600-0021-0073-00**, / 7903 E. Kemper Road: **600-0013-0051-00** / 7915 E. Kemper Road: **600-0013-0052-00**, Sycamore Township, Hamilton County, Ohio 45249, (the “Real Property”); and

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

WHEREAS, on November 14, 2022, 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 2020-15P2; and

WHEREAS, on November 14, 2022, the Sycamore Township Zoning Commission recommended approval with conditions of the site plan for the Real Property included in Case Number 2022-15P2; and

WHEREAS, on December 20, 2022, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for 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 December 20, 2022 is hereby approved, subject to the conditions listed 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 December 20, 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.

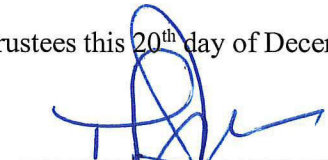
SECTION 6.

This resolution shall take effect on the earliest date allowed

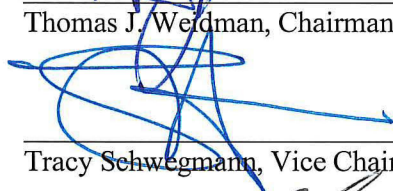
VOTE RECORD:

Mr. James Aye Ms. Schwegmann Aye Mr. Weidman Aye

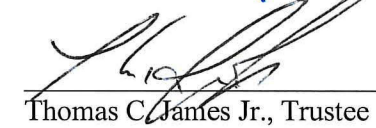
APPROVED at the meeting of the Board of Trustees this 20th day of December 2022.



Thomas J. Weidman, Chairman



Tracy Schwegmann, Vice Chairman



Thomas C. James Jr., Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this 20th day of December 2022.



Robert C. Porter, III
Sycamore Township Fiscal Officer



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 off-site advertising signs or billboards in the future.
- 4) A variance shall be granted for dumpster setback as part of this PUD-2 approval and additional landscaping shall be approved at the discretion of township staff.
- 5) A variance shall be granted for outdoor lighting intensity, per photometric plan as part of this PUD-2 approval.
- 6) Signage shall be designed consistent with Section 13-11 of the Sycamore Township Zoning Resolution. All other provisions of Chapter 13 SIGNS shall remain in effect.
- 7) Applicant shall provide a payment to Sycamore Township in the amount of \$15,000 for the construction of a seven (7) foot walk at the face of curb along the frontage of East Kemper Road with a curb ramp at Northlake Drive to cross Kemper Rd. Sidewalk & Curb Ramp will follow ODOT & Hamilton County Standards. Sidewalk shall be constructed through the proposed driveway and be installed as a Township project.
- 8) A raised median shall delineate the right-in/ right-out access point at Kemper Rd.
- 9) A drive-thru shall be prohibited unless an approved minor adjustment to the PUD is granted.