

First Reading: March 7, 2023
Second Reading: Dispensed

RESOLUTION NO. 2023 - 010

A RESOLUTION APPROVING A MAJOR ADJUSTMENT FOR 8810 MONTGOMERY ROAD FOR DR. MICHAEL HULL, DDS IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING

WHEREAS, application (the “Application”) was made by David Froelicher on behalf of Dr. Michael Hull, DDS (the “Owner”) major adjustment to the “OO” Planned Office District to construct a 3,329 square foot office building, located at 8810 Montgomery Rd, Parcel number: 60000600085 in Sycamore Township, Hamilton County, Ohio 45236, (the “Real Property”); and

WHEREAS, the Real Property is located in the “OO” Planned Office District; and

WHEREAS, on February 13, 2023, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for a major adjustment for the Real Property contained within the Application for Case Number 2023-01MA; and

WHEREAS, on February 13, 2023, the Sycamore Township Zoning Commission recommended approval with conditions of the plan for the Real Property included in Case Number 2023-01MA; and

WHEREAS, on March 7, 2023, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for a major adjustment for the Real Property contained within the Application for Case Number 2023-01MA;

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 March 7, 2023, 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 March 7, 2023 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.

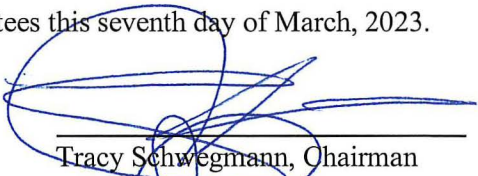
SECTION 6.

This resolution shall take effect on the earliest date allowed.

VOTE RECORD:

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

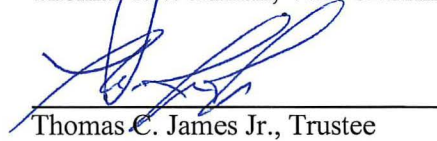
passed at the meeting of the Board of Trustees this seventh day of March, 2023.



Tracy Schwegmann, Chairman



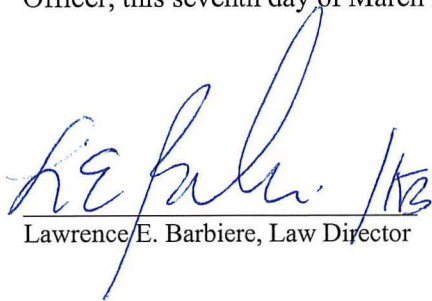
Thomas J. Weidman, Vice-Chairman



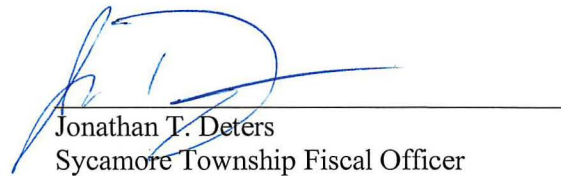
Thomas C. James Jr., Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, this seventh day of March 2023.



Lawrence E. Barbieri, Law Director



Jonathan T. Deters
Sycamore Township Fiscal Officer

EXHIBIT A

1. Except as noted below, all aspects of the Sycamore Township Zoning Resolution shall be adhered to, including but not limited to, freestanding signs, dumpster enclosures, streetscape buffers, site lighting, off-street parking requirements, and mechanical equipment.
2. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
3. Exterior signage shall conform to the "O" zoning district provisions of the Sycamore Township Zoning Resolution.
4. Dependent on ODOT review and approval, as shown in the plan, curbing along Montgomery Road shall be installed.
5. All rear lighting (eastern elevation) + garage lighting shall be on a motion sensor. However, one egress garage light shall remain operational 24/7/365 in the parking garage.
6. Existing asphalt apron along Montgomery Rd must be removed.
7. Proposed project shall meet section 302.2 (related to drainage) of the property maintenance code.