

First Reading: February 21, 2023
Second Reading: Dispensed

RESOLUTION NO. 2023 - 008

A RESOLUTION DENYING CASE NUMBER 2022-17MA FOR A MAJOR ADJUSTMENT TO A PUD FOR LANDMARK RECOVERY OF LOUISVILLE, LLC. IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING

WHEREAS, an application (the "Application") was made by Landmark Recovery of Louisville, LLC. (the "Applicant") on behalf of Well Path Landlord, LLC. (the "Owner") requesting a Major Adjustment to a PUD to convert a 119-bed nursing home facility to a 132-bed inpatient substance use disorder treatment facility located on the real property at 4650 East Galbraith Road, Sycamore Township, Hamilton County, Ohio 45236, Auditor's Parcel Number 600-0202-0378-00 (the "Real Property"); and

WHEREAS, the Real Property is located in the "DD" -Multi-Family Zone; and

WHEREAS, on January 9, 2023, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for the major adjustment to a PUD with conditions to the Real Property included in Case Number 2022-11MA and recommended Denial of the Application; and

WHEREAS, on February 21, 2022, 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 to a PUD for the Real Property;

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

SECTION 1. After consideration of the Application, the Staff Report, the recommendation of the Sycamore Township Zoning Commission, the presentation and submittal of plans by the Applicant and Owner, and the testimony presented at the public hearing, the recommendation of the Sycamore Township Zoning Commission is adopted. The Application is determined to be for a use inconsistent with zoning set forth for this parcel in the Sycamore Township Zoning Resolution and is not in the interest of public health, safety, and welfare and is hereby denied. The Board further finds that parcels of land zoned appropriately for the proposed use are available in Sycamore Township.

SECTION 2. No Zoning Certificate shall be issued by the Zoning Administrator for the Application.

SECTION 3. The Trustees of Sycamore Township, upon at least a majority vote, do hereby with any requirements that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

SECTION 4. This resolution shall take effect on the earliest date allowed by law.

VOTE RECORD: For Denial of the Application

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

Denied at the meeting of the Board of Trustees this 21st day of February 2023.



Tracy Schwegmann, Jr., Chairman



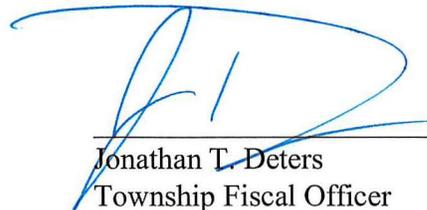
Thomas J. Weidman, Vice-Chairman



Thomas C. James, Jr., Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this 21st Day of February 2023.



Jonathan T. Deters
Township Fiscal Officer



Lawrence E. Barbieri, Law Director