

First Reading: July 9, 2024
Second Reading: Dispensed

Resolution 2024 - 067

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT FOR AN APPROVED
PLANNED UNIT DEVELOPMENT TWO LOCATED AT 7660 SCHOOL ROAD AND
DISPENSING WITH THE SECOND READING**

WHEREAS, an application was made by Greg Henghold (the "Applicant") for a PUD-2 for the subject property, 7660 School Rd; a 9.214 acre parcel, for the PUD-2 proposal that splits the parcel into two separate lots and two separate uses: Lot 1: Existing warehouse building (closest to School Rd), Panhandle Lot 2: Five contractor bay storage facilities; and

WHEREAS, on June 10, 2024, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for approval of a PUD-2 for the Development in Case Number 2024-03P2; and

WHEREAS, the real property in Case No. 2024-03P2, consists of the real property located at 7660 School Road in Sycamore Township and is designated as Hamilton County Auditor's Parcel Number 060001400235 (the "Real Property");

WHEREAS, the Real Property is located in the "F"- Light Industrial District; and

WHEREAS, on June 10, 2024, in a public hearing and an open meeting, the Sycamore Township Zoning Commission recommended approval of the Application and communicated its recommendation to the Board of Township Trustees; and

WHEREAS, on July 9, 2024, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the application for the PUD-2 in Case Number 2024-03P2;

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

SECTION 1.

The Application of Greg Henghold (the "Applicant"), for the proposal of the PUD-2 in Case No. 2024-03P2 is hereby approved. This approval is subject to the Real Property being in compliance with all of the conditions contained within this Resolution and those conditions set forth in Exhibit A attached hereto.

SECTION 2.

All other approvals, conditions, obligations, and requirements contained in previous approval of the development as amended in prior resolutions of the Board of Township Trustees and not adjusted herein shall remain in full force and effect.

SECTION 3.

Any use and improvements made to the Real Property, which is the subject of this Resolution, shall be constructed in compliance with the plans, specifications, and renderings submitted to the Board of Township Trustees of Sycamore Township at the public hearing on July 9, 2024, and approved by this Resolution, including any conditions contained on the Exhibit A attached hereto, and any previous resolutions in effect that affect the Real Property that are not amended herein.

SECTION 4.

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 5.

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:

- A) a summary report from Hamilton County Engineer certifying that the approved plans and specifications for roadway and access improvements, either on-site or off-site, have been completely implemented and that any required rights-of-way have been dedicated;
- B) a summary report from the developer's registered engineer or surveyor as required by and addressed to the Hamilton County Director of Public Works Department certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; the Director of Public Works shall inform the Zoning Administrator when such letter is received and approved;
- C) a summary report from the Metropolitan Sewer District or Hamilton County Board of Health certifying that the approved plans and specifications for sanitary sewer and waste water treatment have been completely implemented;
- D) a summary report from the registered landscape architect who prepared the plan, certifying completion of the landscape plan, and soil erosion and sedimentation control measures as specified on the approved plan and noting any deviations and the reasons for such deviations;

- E) a summary report from the Sycamore Township Fire Chief certifying that the approved plan and specifications for fire prevention and control have been completely implemented, and
- F) a summary report from the applicant's registered engineer, surveyor or attorney certifying that required easements for access, utilities, or other purposes have been recorded in the Office of the Hamilton County Recorder.

SECTION 6.

All aspects of the development of the Real Property including, but not limited to, drainage, property improvements, lighting, landscaping, and ground cover, as set forth in the plans, specifications, covenants, conditions, requirements and limitations of the Zoning Compliance Plan and contained in this Resolution shall be continually maintained by the owner of the property. Any failure to so maintain the development shall be considered a violation of the Sycamore Township Zoning Resolution and shall be subject to all penalties and remedies thereunder.

SECTION 7.

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.

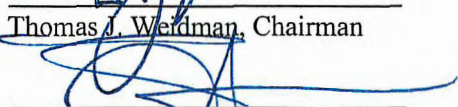
VOTE RECORD:

Mr. Kellums AYE Ms. Schwegmann AYE Mr. Weidman AYE

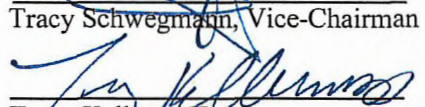
Passed at the meeting of the Board of Trustees this Ninth Day of July 2024.



Thomas J. Weidman, Chairman



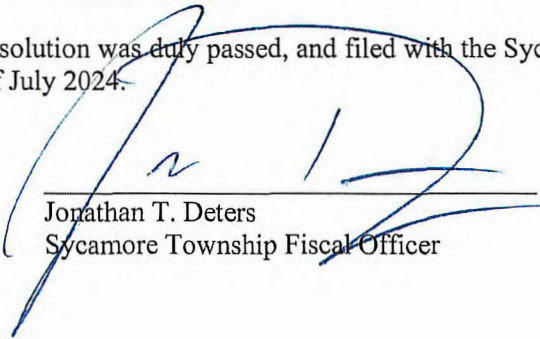
Tracy Schwegmann, Vice-Chairman




Tracy Kellums, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this Ninth Day of July 2024.



Jonathan T. Deters
Sycamore Township Fiscal Officer



Lawrence E. Barbieri, Law Director

Exhibit A

1. Lots 1 and 2 shall be split and recorded with the Hamilton County Tax Map Office before approval of the Zoning Compliance Plan.
2. Related to Lot 2 (the back panhandle lot), there shall be a prohibition of outdoor storage and all auto mechanic and autobody repair uses.
3. All landscaping shall be maintained in healthy condition. Prior to approval of the Zoning Compliance Plan, the landscape plan shall be amended to show:
 - a. The five crab-apple trees along School Road on lot one shall be replaced with a suitable street tree, listed at 2" caliper (B&B).
4. Monument sign: The monument sign, proposed on Lot 1, shall serve Lots 1 and 2 and be memorialized by an executed perpetual easement prior to approval of the Zoning Compliance Plan. The monument sign shall not exceed 8 feet in height and 64 square feet in sign face. It shall be sited at least 10 feet from the School Road ROW and 0 feet from the left side yard setback.
5. Lot 2 Wall Signage: Each tenant may have a 3'x3 wall sign mounted two feet above the tenant's man door. A tenant may only have one wall sign per tenant space.
6. To aid in ensuring that traffic generated from Lot 1 is directed to the appropriate parking lot in the rear of Lot 1 and not erroneously to the parking area of Lot 2, at least one ground-mounted directional sign shall be required for efficient direction of traffic.
7. Related to lot 1, the dumpster located in the front of the building shall be moved to a different location out of view of School Road, and a masonry enclosure shall be built around it to enclose the dumpster, as required by Section 10-5 of the Zoning Resolution.
8. No outdoor advertising, billboards, or telecommunications towers shall be permitted on the site.
9. The project shall conform to the regulations of the Hamilton County Soil/Water Conservation District; Hamilton County Soil/Water Conservation District/ Storm Water Department comments shall be included in the approved Zoning Compliance Plan.
10. Comments from the Water Works relating to utility capacity are required; these comments shall be included in the approved Zoning Compliance Plan.
11. Comments from the Hamilton County Planning + Development Department affirming the legality of the panhandle are required; these comments shall be included in the Approved Zoning Compliance Plan.
12. The executed perpetual ingress/ egress easement agreement and a detention easement agreement between the property owners of 7650 and 7660 School Road shall be included in the approved Zoning Compliance Plan.
13. All fire department comments shall be included in the site plan via a note or, in the case of the fire hydrant location, directly in the plan prior to the approval of the Zoning Compliance Plan.
14. The gravel strip (see photo below) on the northwest side of Lot 1, near the access drive, shall be paved with asphalt. The limits of the area paved shall be maintained as a striped island.

