

First Reading: May 6, 2025

Second Reading: Dispensed

RESOLUTION NO. 2025 - 035

A RESOLUTION DENYING CASE NUMBER 2024-07P2 FOR A PLANNED UNIT DEVELOPMENT II FOR 3912 E. GALBRAITH ROAD (ENTERPRISE) IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING

WHEREAS, an application was made by Daniel R. Brooks, Architect for Enterprise (the "Applicant"), for a Planned Unit Development II; and

WHEREAS, the real property in Case No. 2024-07P2 consists of the real property located at the western endcap at 3912 E. Galbraith Road in Sycamore Township and is designated as Hamilton County Auditor's Parcel Number 060002310237 the "Real Property"; and

WHEREAS, the Real Property is located in the "E"- Retail District; and

WHEREAS, on April 10, 2025, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for the Planned Unit Development II with conditions to the Real Property included in Case Number 2024-07P2 and recommended Approval with conditions of the Application; and

WHEREAS, on May 6, 2025, after proper notice having been given, the Board of Trustees of Sycamore Township held a public hearing to consider the application for a Planned Unit Development II for the Real Property; and

WHEREAS, the Board of Township Trustees of Sycamore Township has determined the proposed car rental use (e.g., the presence of the intensive wash bay on the western elevation of the building and the intensity of the rental vehicle parking) is incompatible with the essential character of the neighborhood and the residential uses in the western and northerly directions; and

WHEREAS, the Board of Township Trustees of Sycamore Township has determined that the enforcement and oversight of this use (e.g., the parking of a vehicle fleet in a multi-tenant parking lot) is impractical and not enforceable, which would cause undue strain on the delivery of Township services; and

WHEREAS, the Board of Township Trustees of Sycamore Township has determined that insufficient parking spaces are available at the real property to accommodate this car rental use.

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 recommendation of the Sycamore Township Zoning Commission, the presentation and submittal of plans by the Applicant and Owner, and the comments presented at the public hearing, 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 and safety, public convenience, comfort, prosperity, or general welfare and is hereby denied.

SECTION 2.

No Zoning Certificate shall be issued by the Zoning Administrator for the Application. All of the whereas clauses set forth above are incorporated into this Resolution and constitute findings of fact.

SECTION 3.

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 4

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

**VOTE
RECORD:**

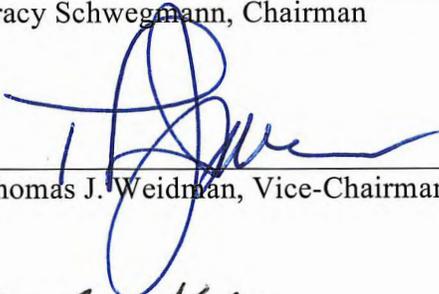
For Denial of the Application.

Mr. Kellums Aye Ms. Schwegmann DISSENT Mr. Weidman Aye

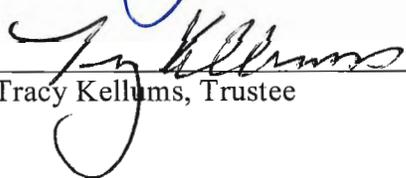
Denied at the meeting of the Board of Trustees on this 6th day of May 2025.

Absent

Tracy Schwegmann, Chairman



Thomas J. Weidman, Vice-Chairman



Tracy Kellums, Trustee

First Reading: May 6, 2025

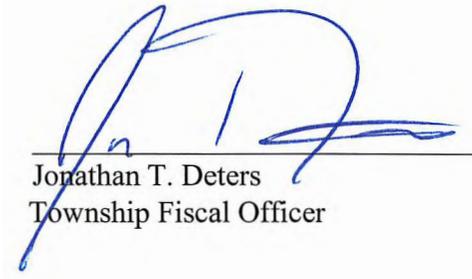
Second Reading: Dispensed

AUTHENTICATION

This is to certify that this Resolution was duly passed, and filed with the Sycamore Township Fiscal Officer, on this 6th day of May 2025.



Lawrence E. Barbieri, Law Director



Jonathan T. Deters
Township Fiscal Officer