

RESOLUTION # 16-06

Case No. ZA2005-11
COLERAIN PROFESSIONAL CENTER
Approval of Application for Zone Change from an
existing "B2" Single Family Residence to "E" Retail Business District

WHEREAS, Abercrombie & Associates, Inc. (Applicant), and Compton Properties, PLL (Owner) filed Case No. Colerain ZA2005-11, an application for a Zone Amendment from "B2" Single Family Residence to "E" Retail Business, for the parcel located on the south side of Compton Road, approximately 429.78 feet east of Colerain Avenue, (being part of parcel 510-101-104), said site containing 0.2830 gross acres.

WHEREAS, the Hamilton County Regional Planning Commission held a public hearing on February 2, 2006 and recommended approval of the proposed amendment (7 to 0 vote); and

WHEREAS, the Colerain Township Zoning Commission held a public hearing on February 21, 2006 and recommended approval of the proposed amendment (5 to 0 vote); and

WHEREAS, on March 14, 2006, the Board of Trustees held a public hearing on the said amendment and reviewed all pertinent documents and received public comment.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees accepts the recommendation by the Colerain Township Zoning Commission that the application for zone amendment be approved, and the Board of Trustees does hereby approve the said amendment, with the specific conditions contained in this Resolution, for the reason that the amendment would be in the best interest of the Township and the public, and is in keeping with good land use planning.

BE IT FURTHER RESOLVED that the plan be subject to the regulations and declarations of Article 14 ("E" Retail Business District) and other applicable sections of the Colerain Township Zoning Resolution, including, but not necessarily limited to, area regulations and building setbacks, and subject further to the following condition:

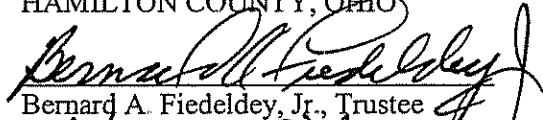
1. Construction Permits

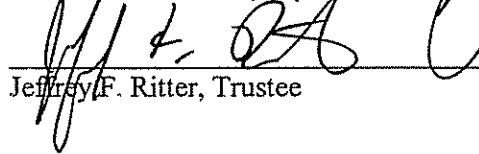
No building permit for actual construction shall be issued by the Department of the Building Commissioner before a Zoning Certificate is received from the Colerain Township Zoning Inspector upon receipt of the required detailed site plan and construction documents.

BE IT FURTHER RESOLVED, that a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Applicant and his Agent for this Amendment, to the Colerain Township Zoning Commission, the office of the Colerain Township Zoning Inspector, the Department of the Building Commissioner, the County Engineer Permit Department, and the Metropolitan Sewer District.

Adopted in regular session on this 28th day of March, 2006.

BOARD OF TRUSTEES
COLERAIN TOWNSHIP,
HAMILTON COUNTY, OHIO


Bernard A. Fiedeldej, Jr., Trustee



Jeffrey F. Ritter, Trustee

Keith N. Corman, Trustee and Chairman

CERTIFICATE OF ADOPTION

This resolution was adopted at a regularly scheduled meeting of the Board of Township Trustees of Colerain Township, Ohio, in session the 28th day of March, 2006 and shall become effective at the earliest time permitted by law.

Mr. Corman _____


Mr. Fiedeldej 

Mr. Ritter AYE


CERTIFICATE OF FISCAL OFFICER

IT IS HEREBY CERTIFIED that the foregoing is a true and correct transcript of a resolution adopted by this Board of Trustees in session this 28th day of March, 2006.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of the Office of the Board of Trustees of Colerain Township, Ohio, this 28th day of March, 2006.


Heather E. Harlow, Fiscal Officer
Colerain Township Board of Trustees

Approved as to form:


James E. Reuter
3025 W. Galbraith Road
Cincinnati, Ohio 45239-4222
(513) 521-8400
Attorney for Board of Trustees