

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 6:00 p.m., on the 12th day of January, 2016, at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Jeffrey F. Ritter, Greg Insco

Mr./Ms. Ritter introduced the following resolution and moved its adoption:

RESOLUTION NO. 2-16

Case No. ZA2015-05

7600 Colerain Avenue

Approval of a Zone Map Amendment

Parcel Nos. 510-0071-0041, 0043, 0165, 0496, 0514 B-2 General Business and R-7 Multi Family Residential – B-3 Commerce

WHEREAS, the Applicant, Stephen L. Cahill, Abercrombie & Associates Inc., proposes a Zone Map Amendment; and,

WHEREAS, the Hamilton County Regional Planning Commission heard the case, and on December 3, 2015 voted 3-2 to recommend denial of the requested Zone Map Amendment; and,

WHEREAS, the Colerain Township Zoning Commission conducted its public hearing on the case on December 15, 2015 and after consideration of the recommendation of the Regional Planning Commission, and all public comments, exhibits, and other materials submitted, voted 5-0 to recommend approval of the application for a Zone Map Amendment; and,

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the case on January 12, 2016, and after consideration of the recommendation of the Regional Planning Commission, the recommendation of the Zoning Commission, and all public comments, exhibits, and other materials submitted, voted 2-0 to approve the application for a Zone Map Amendment as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees accepts the recommendation of the Colerain Township Zoning Commission for a Zone Map Amendment, and that the Board of Trustees does hereby approve the request for B-2 General Business and R-7 Multi Family Residential as B-3 Commerce, for the reason that the Zone Map Amendment would be in the best interest of the Township and the health, safety, morals and welfare of the public, is consistent with the Colerain Township Comprehensive Plan previously adopted by the Township, and is in keeping with good land use planning; and,

BE IT FURTHER RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio that the Zone Map Amendment shall be subject to the following:

1. Construction Permits

- 1.1 No Zoning Certificate shall be issued by the Office of the Zoning Administrator before construction documents submitted for permit are fully in compliance with the Colerain Township Zoning Resolution.
- 1.2 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 Administrator.

BE IT FURTHER RESOLVED by the Board of Trustees of Colerain Township, Hamilton County, Ohio, as follows:


1. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Hamilton County Recorder and the Colerain Township Zoning Inspector.
2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board, and that all deliberations of this Board and any of its committees that resulted in such formal action were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code; and
3. That the Board by a majority vote hereby dispenses with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of the Resolution upon its first reading; and
4. That this Resolution shall be effective at the earliest date allowed by law.

Mr./Ms. Insco seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

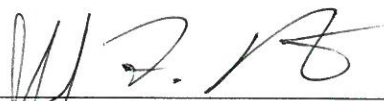
Vote Record: Mr. Insco aye, Mr. Ritter A/E

ADOPTED this 10th day of January 2016.

BOARD OF TRUSTEES:




Greg Insco, Trustee



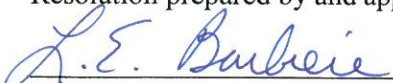
Jeffrey F. Ritter, Trustee

ATTEST:



Heather E. Harlow,
Colerain Township Fiscal Officer

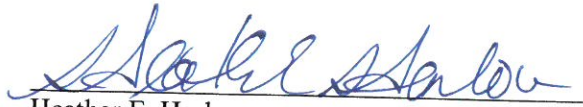
Resolution prepared by and approved as to form:



Lawrence E. Barbieri (0027106)
5300 Socialville Foster Rd., Suite 200
Mason, OH 45040 (513) 583-4200
Colerain Township Law Director

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Colerain Township Fiscal Officer
this 2nd day of January 2016.

A handwritten signature in blue ink, appearing to read "Heather E. Harlow", written over a horizontal line.

Heather E. Harlow
Colerain Township Fiscal Officer