

The Board of Trustees of Colerain Township, County of Hamilton, State of Ohio, met in regular session at 5:30 p.m., on the 14th day of February, 2017 at the Colerain Township Administration Building, 4200 Springdale Road, Cincinnati, Ohio, 45251, with the following members present:

Michael Inderhees, Greg Insko, Jeffrey F. Ritter

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

RESOLUTION NO. 6-17

Case No. ZA2016-09

3579, 3585, 3609, 3617, 3625, 3633, 3641, 3649, 3657, 3667, 3681 & 3697 Struble Road
Approval of a Zone Map Amendment and Preliminary Development Plan
Parcels: 510-0114-0001, 510-0114-0007, 510-0114-0008, 510-0114-0009, 510-0114-0010, 510-0114-0011, 510-0114-0012, 510-0114-0013, 510-0114-0014, 510-0114-0015, 510-0114-0016, 510-0114-0017, 510-0114-0018, 510-0114-0021, 510-0114-0022 – PD-I Industrial Planned Development

WHEREAS, the Applicant, McGill Smith Punshon, Inc., proposes a Zone Map Amendment and Preliminary Development Plan; and,

WHEREAS, the Hamilton County Regional Planning Commission heard the case, and on January 5, 2017 voted unanimously to recommend approval of the requested Zone Map Amendment and Preliminary Development Plan; and,

WHEREAS, the Colerain Township Zoning Commission conducted its public hearing on the case on January 17, 2017, and after consideration of the recommendation of the Regional Planning Commission, and all public comments, exhibits, and other materials submitted, voted unanimously to recommend approval of the application for a Zone Map Amendment and Preliminary Development Plan with conditions and variances; and,

WHEREAS, the Colerain Township Board of Trustees conducted its public hearing on the case on February 14, 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 3-0 to approve the application for a Zone Map Amendment and Preliminary Development Plan with conditions and variances 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 Preliminary Development Plan, and that the Board of Trustees does hereby approve the request for parcels: 510-0114-0001, 510-0114-0007, 510-0114-0008, 510-0114-0009, 510-0114-0010, 510-0114-0011, 510-0114-0012, 510-0114-0013, 510-0114-0014, 510-0114-0015, 510-0114-0016, 510-0114-0017, 510-0114-0018, 510-0114-0021, 510-0114-0022 as PD-I Industrial Planned Development, for the reason that the Zone Map Amendment and Preliminary Development Plan 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 that the Final Development Plan shall be subject to the conditions set forth below:

1. Final Development Plan

1.1 The Zoning Resolution, required site plans or drawings, terms, covenants and conditions of approval which are depicted or noted on the Final Development Plan or contained in this Resolution are to be considered complimentary and what is required by one shall be as binding as if required by all.

1.2 No Final Development Plan shall be approved by the Colerain Township Zoning Commission before:

- A. detailed plans for grading, landscaping (indicating quality/quantity), exterior lighting and freestanding signs are submitted;
- B. all other "Requirements for Submission" of the Final Development Plans have been satisfactorily met;
- C. the Final Development Plan complies with the intent of this Resolution, the Zoning Resolution, the Preliminary Development Plan and all other complementary regulations and documents;
- D. the Final Development Plan complies with site plan recommendations of applicable development review agencies;
- E. the Final Development Plan complies with the following additional conditions or standards:

Conditions:

- 1. That the Final Development Plans for each phase of the development shall comply with all applicable zoning requirements for the specific area being reviewed.
- 2. That the plan shall be revised to comply with all requirements of the Hamilton County Thoroughfare Plan.
- 3. That all buildings on the site shall be designed to meet the setback requirements of the Zoning Resolution.
- 4. That the required 15-foot streetscape setback and landscaped buffer shall be provided along all public street frontages.
- 5. That parking areas include parking landscape islands and landscaping consistent with Section 14.6 of the Zoning Resolution.
- 6. That a detailed parking analysis shall be submitted as part of each Final Development plan in compliance with the parking requirements of the Zoning Resolution for each phase of development.
- 7. That sidewalks shall be installed along all public streets, and that all buildings within the development shall provide pedestrian connections to any adjacent public sidewalk in accordance with Section 13.4.2 of the Zoning Resolution.

Variances:

- 1. From Section 13.3 Required Parking Spaces to allow for up to 490 parking spaces associated with the two proposed offices buildings in the northwest corner of the development.

2. Construction Permits

- 2.1 No Zoning Certificate shall be issued by the Office of the Zoning Administrator before:
- A. A Final Development Plan in compliance with Section 1 above, has been received and approved by the Colerain Township Zoning Commission, and
 - B. Construction documents submitted for permit are fully coordinated and consistent with the approved Final Development Plan.
- 2.2 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.

3. Maintenance of Improvements

- 3.1 All aspects of this development including property improvements, landscaping, ground cover, etc. as required in the specifications, covenants, conditions, requirements, and limitations of the Final Development Plan and/or contained in this Resolution shall be continually maintained by the owner of the property until the development ceases to exist. Enforcement shall be by the Office of the Colerain Township Zoning Inspector, with all discrepancies being considered Zoning Resolution violations.

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

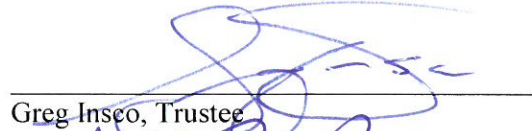
1. That a certified copy of this Resolution be directed by the Fiscal Officer of Colerain Township to the Hamilton County Recorder and the Colerain Township Zoning Inspector.
 2. That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this 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. Ritter seconded the Resolution, and the roll being called upon the question of its adoption, the vote resulted as follows:

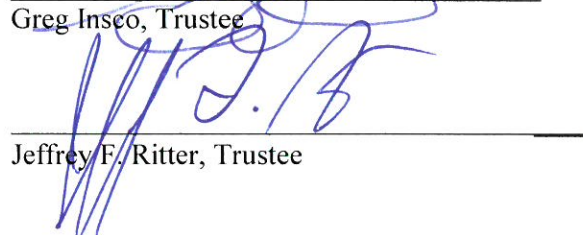
Vote Record: Mr. Inderhees AYE, Mr. Insko Aye, Mr. Ritter AYE

ADOPTED this 1/14th day of February, 2017.


BOARD OF TRUSTEES:


Michael Inderhees, Trustee

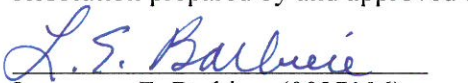

Greg Insko, Trustee


Jeffrey F. Ritter, Trustee

ATTEST:


Heather E. Harlow,
Colerain Township Fiscal Officer

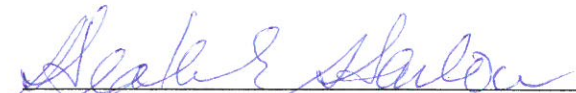
Resolution prepared by and approved as to form:


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 14th day of February, 2017.


Heather E. Harlow
Colerain Township Fiscal Officer