

First Reading: February 19, 2009
Second Reading: Dispensed

RESOLUTION NO. 2009 - 12

**A RESOLUTION APPROVING TEXT AMENDMENTS TO THE SYCAMORE
TOWNSHIP ZONING RESOLUTION AND DISPENSING WITH THE SECOND
READING**

WHEREAS, on November 6, 2008, the Board of Township Trustees of Sycamore Township initiated text amendments for fences to the Sycamore Township Zoning Resolution; and

WHEREAS, on January 8, 2009, the Hamilton County Regional Planning Commission recommended approval of certain text amendments; and

WHEREAS, on January 12, 2009, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider proposed amendments to the Zoning Resolution of Sycamore Township; and

WHEREAS, the proposed amendments, being text amendments, affect all of Sycamore Township; and

WHEREAS, upon conclusion of the public hearing, the Sycamore Township Zoning Commission recommended denial of the amendments to the Zoning Resolution and communicated that recommendation to the Board of Township Trustees on February 17, 2009; and

WHEREAS, on February 19, 2009, the Board of Township Trustees, after proper notice having been given, held a public hearing to consider the recommendation of the Sycamore Township Zoning Commission and the proposed zoning text amendments; and

WHEREAS, upon conclusion of the public hearing, the Board of Township Trustees of Sycamore Township considered, in an open meeting, the proposed amendments to the Sycamore Township Zoning Resolution and the recommendation of the Sycamore Township Zoning Commission;

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

SECTION 1. The Board hereby deletes the particular paragraphs of the Zoning Resolution as set forth on the attached Exhibit A in their entirety.

SECTION 2.

The Board hereby adopts the particular paragraphs attached as Exhibit B as part of the Zoning Resolution. Such paragraphs shall be inserted into the Zoning Resolution in their appropriate location and shall be administered as part of the Sycamore Township Zoning Resolution.

SECTION 3.

The Zoning Administrator is hereby directed to cause the additions and deletions of the zoning text to be adopted into and reflected in the Sycamore township Zoning Resolution.


SECTION 4.

By unanimous vote of the Board of Township Trustees, any requirement that this Resolution be read on two separate days is hereby waived.

VOTE RECORD:

Mr. Bishop YES Mr. Kent YES Mr. Weidman YES

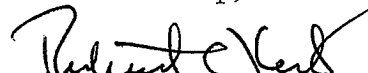
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 19th day of February, 2009.



Thomas J. Weidman, President



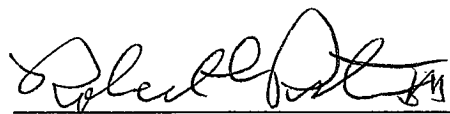
Cliff W. Bishop, Vice President



Richard C. Kent, Trustee

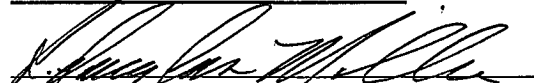
AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Clerk, this 19th day of February, 2009.



Robert C. Porter, III, Fiscal Officer
Sycamore Township, Ohio

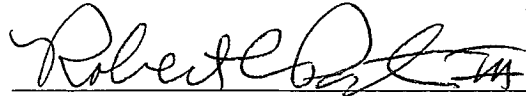
APPROVED AS TO FORM:



R. Douglas Miller, Law Director

PROOF OF PUBLICATION

I hereby certify that I have published this Resolution on February 23, 2009 by posting in the five most public places as established by the Board of Township Trustees such places being the Township Hall, Bob Meyer Park, Bechtold Park, North Sycamore Recreational Facility, and the North Fire Station, Station 93.



Robert C. Porter, III, Fiscal Officer,
Sycamore Township

EXHIBIT A

Sections of the Zoning Resolution being Repealed

10-7.1 Height and Open Face Area in Front and Side Yard

No fence or wall located in the front or side yard shall be built to a height greater than three (3') feet and shall have an open face area of no less than 50 percent or when constructed to a height of not more than four feet (4') above grade, shall have an open face area of no less than 75 percent. Fences and walls as provided in Sections 10-5.3 and 10-7.4 shall be exempt from these height and openness requirements.

EXHIBIT B

New Sections being added to the Zoning Resolution

10-7.1 Height and Open Face Area in Front and Side Yard

No fence or wall shall be located in any defined front yard. A fence or wall located in the defined side yard shall not exceed four feet in height. Any fence or wall constructed or erected in a side yard shall have an open face area of no less than 75 percent, except a fence or wall constructed or erected to a height of three feet or less may have an open area of not less than 50 percent. Fences and walls as provided in Sections 10-5.3 and 10-7.4 shall be exempt from these height and openness requirements.