

First Reading: February 19, 2009  
Second Reading: Dispensed

RESOLUTION NO. 2009 - 14

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN FOR  
THE CAMDEN LAND GROUP REAL ESTATE DEVELOPMENT, DISPENSING  
WITH THE SECOND READING, AND DECLARING AN EMERGENCY**

**WHEREAS**, application was made by Camden Land Group (the "Owner") for approval of a site plan to allow the existing signs to remain where located in the right of way of East Galbraith Road in Case Number 2008-13MA; and

**WHEREAS**, on November 11, 2008 and January 12, 2009, after proper notice having been given, the Sycamore Township Zoning Commission held public hearings to consider the application for approval of a major adjustment for the Camden Land Group Real Estate Development in Case Number 2008-13MA; and

**WHEREAS**, the real property in Case No. 2008-13MA, consists of the real property located at 4565 East Galbraith Road in Sycamore Township and is designated as Hamilton County Auditor's Parcel Number 600-0210-0133-00 (the "Real Property");

**WHEREAS**, the Real Property is located in the "OO"- Office District with a Planned Unit Development (PUD) overlay; and

**WHEREAS**, the previous approval required that all signage on the property be outside of the right of way of Galbraith Road; and

**WHEREAS**, the Hamilton County Engineer, owner of the right of way of East Galbraith Road has granted permission to the Owner to place its signs for the real property in their current location in the right of way; and

**WHEREAS**, on January 12, 2009 in a public hearing and an open meeting, the Sycamore Township Zoning Commission recommended denial of the application and communicated its recommendation to the Board of Township Trustees on February 17, 2009; and

**WHEREAS**, on February 19, 2008, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the application for the major adjustment to the planned unit development for the signage;

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

**SECTION 1.** The Application of Camden Land Group to place the signs for the planned unit development as currently located on the real property is

hereby approved. In the event the signs are required to be removed from the right of way by the Hamilton County Engineer, the Owner of the property shall promptly remove the signs and shall apply to Sycamore Township for approval before erecting any further signs on the real property.

**SECTION 2.**

All other approvals, conditions, obligations and requirements contained in previous approval of the development not adjusted herein shall remain in full force and affect. This resolution shall only adjust the placement of signage on the property.

**SECTION 3.**

Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in compliance with the plans, specifications, and renderings submitted and approved by this Resolution, and any previous resolutions in effect that affect the Real Property.

**SECTION 7.**

The Trustees of Sycamore Township upon at least a majority vote do hereby dispense with the requirement that this resolution be read on two separate days, and hereby authorize the adoption of this resolution upon its first reading.

**SECTION 8.**

This Resolution is hereby declared to be an emergency measure necessary for the public peace, health, safety and general welfare of the Township. The reason for the emergency is to provide the approval for the development in a timely manner in order to avoid any delays in permit approval.

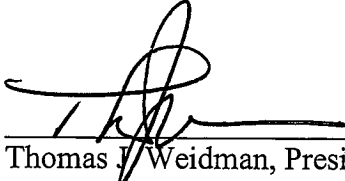
**VOTE RECORD:**

Mr. Bishop YES


Mr. Kent YES

Mr. Weidman YES

**Passed** at a meeting of the Board of Township Trustees of Sycamore Township this 19<sup>th</sup> day of February, 2009.


  
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Thomas J. Weidman, President

  
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Cliff W. Bishop, Vice President


  
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Richard C. Kent, Trustee

**AUTHENTICATION**

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 19<sup>th</sup> day of February, 2009.


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

**APPROVED AS TO FORM:**

  
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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