

First Reading: March 19, 2009
Second Reading: Dispensed

RESOLUTION NO. 2009 - *24*

**A RESOLUTION DENYING A ZONE CHANGE FOR THE
HILLS HOMES OF OHIO, LLC OFFICE DEVELOPMENT AND
DISPENSING WITH THE SECOND READING**

WHEREAS, on February 9, 2009, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application of Hills Homes of Ohio, LLC (the "Applicant") for a proposed amendment to the zoning map of Sycamore Township (the "Application"); and

WHEREAS, the Application in Case No. 2009-01Z, known as the Hills Homes of Ohio, LLC Office Development, includes the real property located at 8306 Kenwood Road, 8284 Kenwood Road, and 8270 Kenwood Road, in Sycamore Township and consists of Hamilton County Auditor's Parcel Numbers 600-0094-0021-00, 600-0094-0020-00, 600-0094-0019-00, 600-0094-0018-00, 600-0094-0017-00, and 600-0094-0016-00 (the "Real Property");

WHEREAS, the property owners have submitted plans and specifications in Case No. 2009-01Z and have given their consent to the application of planned unit development regulations to the Real Property being considered in the zoning amendment; and

WHEREAS, the Application is a request to change the zoning on the Real Property from "B – Single Family Residential" to "OO – Planned Office District" with a planned unit development overlay; and

WHEREAS, on February 9, 2009, the Sycamore Township Zoning Commission recommended denial of the Application with certain conditions: and

WHEREAS, on March 5, 2009, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the proposed amendment contained within the Application and the plans and specifications submitted; and

WHEREAS, upon conclusion of the public hearing, the Board of Township Trustees of Sycamore Township considered, in an open meeting, the proposed amendment to the Sycamore Township Zoning Map and the recommendation of the Sycamore Township Zoning Commission in Case No. 2009-01Z;

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

SECTION 1.

That the recommendation of the Sycamore Township Zoning Commission in Case No. 2009-01Z is hereby approved and the amendment to the Sycamore Township Zoning Map as requested in the Application is denied.

SECTION 2.

The Trustees of Sycamore Township upon a unanimous 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.

VOTE RECORD: For denial of the Application

Mr. Bishop YES

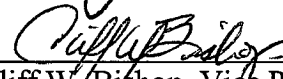
Mr. Kent YES

Mr. Weidman YES

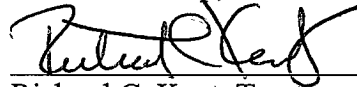
Passed unanimously at a meeting of the Board of Township Trustees of Sycamore Township this 19th day of March, 2009.



Thomas J. Weidman, President



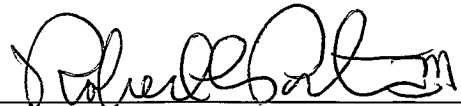
Cliff W. Bishop, Vice President



Richard C. Kent, Trustee

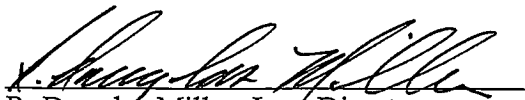
AUTHENTICATION

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



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

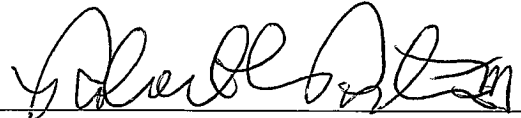
APPROVED AS TO FORM:



R. Douglas Miller, Law Director

PROOF OF PUBLICATION

I hereby certify that I have published this Resolution on _____
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