

First Reading: August 5, 2010  
Second Reading: Dispensed

RESOLUTION NO. 2010 - 57

**A RESOLUTION APPROVING A SITE PLAN FOR THE KENWOOD TOWNE  
CENTER FOREVER 21 DEVELOPMENT**

**WHEREAS**, application was made by Kenneth Park Architects (the "Applicant") for approval of a site plan for the Forever 21 Development located at the Kenwood Towne Center, Sycamore Township, Ohio, being Auditor's Parcel No. 600-0080-0285-00 (the "Real Property"); and

**WHEREAS**, the Real Property is located in the "E"- Retail District with an SPI overlay; and

**WHEREAS**, the proposed use of the Real Property requires that the Real Property obtain approval of a site plan; and

**WHEREAS**, on July 12, 2010, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for site plan approval; and

**WHEREAS**, on July 12, 2010, the Sycamore Township Zoning Commission unanimously recommended approval of the site plan for the Real Property with certain conditions; and

**WHEREAS**, on August 5, 2010, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the application for site plan approval for the Kenwood Towne Center Forever 21 Development;

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

**SECTION 1.** Subject to the conditions attached to this Resolution as Exhibit A, the site plans, specifications, and renderings submitted in the application for the Kenwood Towne Center Forever 21 Development and presented to the Board of Township Trustees at its public hearing and meeting held on August 5, 2010 are hereby approved.

**SECTION 2.** The approval of the site plan granted herein is subject to the conditions contained on the attached Exhibit A which are made a part of this Resolution as if fully rewritten herein.

**SECTION 3.**

Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in strict compliance with the plans, specifications, and renderings submitted in the Application approved by this Resolution, including the conditions attached as Exhibit A.

**SECTION 4.**

No Zoning Certificate shall be issued by the Zoning Administrator until:

- A) a Zoning Compliance Plan in compliance with this Resolution has been received and approved by the Zoning Administrator;
- B) all documents submitted for zoning certificates are fully coordinated and consistent with the approved Zoning Compliance Plan;

No building permit for actual construction shall be issued by the Hamilton County Building Commissioner before a Zoning Certificate is received from the Zoning Administrator.

**SECTION 5.**

No Final Zoning Certificate shall be issued by the Zoning Administrator until the development complies with all requirements contained in this Resolution and the Zoning Compliance Plan and, unless waived by the Zoning Administrator, the following documents are received and approved by the Zoning Administrator:

- A) a summary report from the Hamilton County Engineer certifying that the approved plans and specifications for roadway and access improvements, either on-site or off-site, have been completely implemented, and that required rights-of-way have been dedicated;
- B) a summary report from the developer's registered engineer or surveyor as required by and addressed to the Hamilton County Director of Public Works Department certifying that the approved plans and specifications for storm drainage improvements have been completely implemented; the Director of Public Works shall inform the Zoning Administrator when such letter is received and approved;
- C) a summary report from the Metropolitan Sewer District or Hamilton County Board of Health certifying that the approved plans and specifications for sanitary sewer and waste water treatment have been completely implemented;
- D) a summary report from the registered landscape architect who prepared the plan, certifying completion of the landscape plan, and soil erosion and sedimentation

control measures as specified on the approved plan and noting any deviations and the reasons for such deviations;

- E) a summary report from the Sycamore Township Fire Chief certifying that the approved plan and specifications for fire prevention and control have been completely implemented, and
- F) a summary report from the applicant's registered engineer, surveyor or attorney certifying that required easements for access, utilities, or other purposes have been recorded in the Office of the Hamilton County Recorder.

**SECTION 6.**

All aspects of the development of the Real Property including, but not limited to, drainage, property improvements, lighting, landscaping, and ground cover, as set forth in the plans, specifications, covenants, conditions, requirements and limitations of the Zoning Compliance Plan and contained in this Resolution shall be continually maintained by the owner of the property. Any failure to so maintain the development shall be considered a violation of the Sycamore Township Zoning Resolution and shall be subject to all penalties and remedies thereunder.

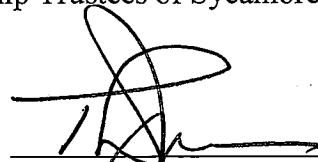
**VOTE RECORD:**


Mr. Bishop YES

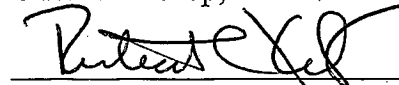
Mr. Kent YES

Mr. Weidman YES

**Passed** at a meeting of the Board of Township Trustees of Sycamore Township this 5<sup>th</sup> day of August, 2010.

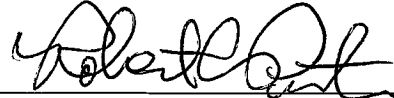
  
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Thomas J. Weidman, President

  
\_\_\_\_\_  
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 5<sup>th</sup> day of August, 2010.



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

**APPROVED AS TO FORM:**



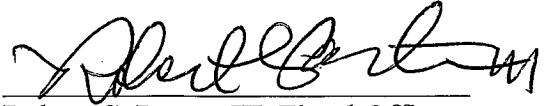
\_\_\_\_\_  
R. Douglas Miller, Law Director

EXHIBIT A

1. Landscaping in accordance with Section 12-6.3(a) of the Sycamore Township Zoning Resolution must be installed
2. All mechanical units must be screened.
3. Three (3) signs as proposed on the plans, specifications, and renderings are approved

**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