

RESOLUTION NO. 2011 - 39

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN FOR
THE SYCAMORE FINANCIAL CENTER DEVELOPMENT, DISPENSING WITH
THE SECOND READING, AND DECLARING AN EMERGENCY**

WHEREAS, on September 7, 2006 the Board of Township Trustees of Sycamore Township approved a zone change for the Sycamore Township Financial Center Development located generally on the northwest side of Montgomery Road south of Kenwood Road; and

WHEREAS, application was made by First Financial Bank (the "Applicant") on behalf of KHD-1, LLC (the "Owner") for approval of a site plan to allow the construction of a bank with drive through stations (the "Application") on Hamilton County Auditor's parcel number 600-0211-0603-00 (the "Real Property") which is a part of the original Sycamore Financial Center Planned Unit Development; and

WHEREAS, the Application requires approval by the Board of Township Trustees as a Major Adjustment to an approved Planned Unit Development (PUD); and

WHEREAS, on May 9, 2011, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application in Case Number 2011-04MA; and

WHEREAS, the Real Property is located in the "OO"- Office District with a Planned Unit Development (PUD) overlay and is also within the Kenwood Special Public Interest (SPI) Overlay District; and

WHEREAS, the Applicant submitted plans, specifications and renderings as part of the Application; and

WHEREAS, on May 9, 2011 in a public hearing and an open meeting, the Sycamore Township Zoning Commission recommended approval of the application and communicated its recommendation to the Board of Township Trustees on May 17, 2011; and

WHEREAS, on June 2, 2011, 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 PUD for an amendment to the plan to include a bank with drive-through stations;

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

SECTION 1. Subject to the conditions contained on the attached Exhibit A, the Application of First Financial Bank to construct a bank with drive-

through stations within the Sycamore Financial Center Development PUD on the Real Property is hereby approved.

SECTION 2.

This approval is expressly conditioned on compliance with all of the conditions contained on Exhibit A to this Resolution. Prior to commencement of construction, the Applicant shall submit complete plans to the Zoning Administrator demonstrating compliance with this Resolution including the conditions contained on the attached Exhibit A.

SECTION 3.

All other approvals, conditions, obligations and requirements contained in the previous approval of the Sycamore Financial Center Planned Unit Development not adjusted herein shall remain in full force and affect. This resolution shall only affect the Real Property.

SECTION 4.

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 to the Board of Township Trustees of Sycamore Township on June 16, 2011.

SECTION 5.

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 6.

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 AYE

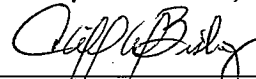
Mr. Connor AYE

Mr. Weidman AYE

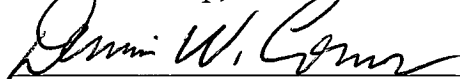
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 16th day of June, 2011.



Thomas J. Weidman, President



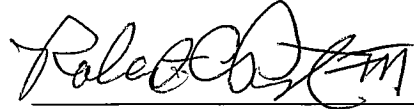
Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 16th day of June, 2011.



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

APPROVED AS TO FORM:



R. Douglas Miller, Law/Director

EXHIBIT A

It is the intention that the construction of the bank and drive-through stations on the Real Property be harmonious with the Redstone Office Building in the Sycamore Financial Center Planned Unit Development and this Resolution and the conditions contained within this Exhibit A shall be construed in accordance with this intent.

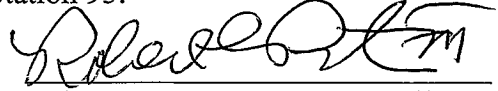
1. The building shall be constructed with an interior sprinkler system for fire suppression purposes which system shall include a fire hydrant. The sprinkler system and placement of the fire hydrant on the Real Property shall be approved by the Sycamore Township EMS and Fire Department Chief prior to the issuance of a zoning certificate.
2. Interior driving patterns, parking, and stacking for the drive-through stations shall be constructed and maintained as set forth on the plans and specifications submitted to the Board of Township Trustees at their public meeting on June 16, 2011 with ingress and egress on the north side of the parcel to the Redstone parking lot and ingress and egress on the southwest area of the parcel to access the adjacent parcel.
3. Exterior building colors shall be consistent with the Sycamore Financial Center Planned Unit Development Redstone Office Building and shall be approved by the Board of Township Trustees prior to construction. It is the intention that all exterior color patterns or any interior colors used that are visible from the exterior of the building shall be harmonious with the Redstone Office Building. The determination of compliance with this requirement of color harmony shall be in the sole discretion of the Board of Township Trustees in rendering their approval.
4. Except for the use of EFIS material on the parapet of the drive-through canopy, all exterior building and drive-through station construction materials shall be brick and stone as consistent with the Sycamore Financial Center Planned Unit Development Redstone Office Building and shall be approved by the Board of Township Trustees prior to construction.
5. The color of the brick is to be an identical match to the Redstone Office building. Proof of match shall be shown with a color reference (Pantone Match) or actual sample.
6. The ATM shall be surrounded on three sides by a brick surround to shield the sides and rear of the unit from view from any public right of way or access easement. No graphics nor advertising shall be located on the ATM structure, but may be included on the ATM video screen.
7. No signs are permitted on the exterior of any ATM structure other than those visible to the user of the ATM.
8. Any interior wall running generally parallel to an exterior window and visible from Montgomery Road shall be constructed no closer than ten feet (10') from the exterior

glass window. As an alternative to such construction, the Applicant may submit plans and renderings, which must be approved by the Board of Township Trustees, that reduce the size of the windows on the Montgomery Road elevation of the building to an extent that the view of any interior wall is reduced so as not to present an architectural, signage, or branding concept to the exterior of the building. In the event the Applicant chooses to submit a revised plan, the Board of Township Trustees shall have the sole discretion to determine the effectiveness of the reduction in window size in the consideration of the aesthetic effect on the exterior of the building.

9. No graphic panels are permitted on the exterior of the building.
10. All mechanical equipment must be shielded from view from any public right-of-way or from any interior site access easements or parking areas contained within the Sycamore Financial Center Planned Unit Development (Redstone Office Building).
11. A final landscaping plan compliant with this Resolution, the Sycamore Township Zoning Resolution, and the previously approved Sycamore Financial Center Planned Unit Development shall be approved by Township staff prior to the issuance of a Zoning Certificate.
12. The Montgomery Road streetscape shall have mounding and other shrubs added as directed by the Sycamore Township Zoning Administrator.
13. No dumpsters or other trash facilities shall be located on the outside of the Real Property. All trash shall be handled internally as shown on the plans specifications and renderings submitted.
14. Directional signs shall be approved by the Sycamore Township Zoning Administrator that are sufficient to delineate access points as well as directions to future developments.
15. Shielding is to be provided for the parking lot lights as well as the drive-thru canopy lights per the direction of staff to insure light spill is contained. The foot candles of the canopy lighting must be approved by staff.
16. All signage must meet the requirements of the Sycamore Township Zoning Resolution.

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