

RESOLUTION NO. 2014 - 38

A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO AN APPROVED LOCALIZED AREA SIGN REGULATION PLAN LOCATED IN THE KENWOOD SPECIAL PUBLIC INTEREST DISTRICT, DISPENSING WITH THE SECOND READING, AND DECLARING AN EMERGENCY

WHEREAS, application was made by The North Face (the "Applicant") on behalf of Kenwood Mall, LLC (the "Owner") for approval of a major adjustment to a Localized Area Sign Regulation ("LASR") Plan for the development known as the Kenwood Towne Center to add an additional outdoor sign to the plan for the real property located at 7875 Montgomery Road, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case Number 2014-03P2; and

WHEREAS, the real property in Case No. 2014-03P2, consists of the real property located at 7875 Montgomery Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Number 600-0080-0285-00 (the "Real Property"); and

WHEREAS, the Owner has previously received approval of Localized Area Sign Regulation Plan for the Kenwood Towne Center in Case Number 2003-15LASR; and

WHEREAS, the Real Property is located in an "E"- Retail District within the Kenwood Special Public Interest District requiring an approval of any changes to the originally approved LASR Plan; and

WHEREAS, on March 10, 2014 after a public hearing and in an open meeting, the Sycamore Township Zoning Commission recommended denial of the Application with communicated its recommendation to the Board of Township Trustees; and

WHEREAS, on April 3, 2014, 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 LASR Plan on the Real Property;

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

SECTION 1. The Application as set forth in the plans and specifications as presented to the Board of Township Trustees on April 3, 2014, consisting of one sign that is no greater than 49 square feet is hereby approved.

SECTION 2. Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in complete compliance with the plans, specifications, and renderings submitted at the public hearing on April 3, 2014, and all approvals and conditions contained in

the original approval in Case No. 2003-15LASR and any prior approvals not in conflict with this resolution.

SECTION 3.

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 4.

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.

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.

Upon the unanimous vote of the Sycamore Township Trustees, this Resolution is hereby declared to be an emergency measure necessary for immediate preservation of the public peace, health, safety and welfare of Sycamore Township. The reason for the emergency is to provide for the immediate permitting and installation of the sign.

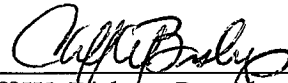
VOTE RECORD:

Mr. Bishop Aye

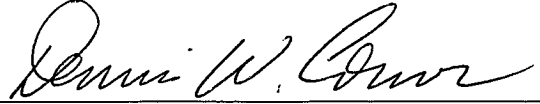
Mr. Connor Aye

Mr. Weidman Aye

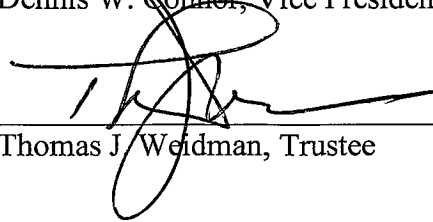
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 17th day of April, 2014.



Cliff W. Bishop, President



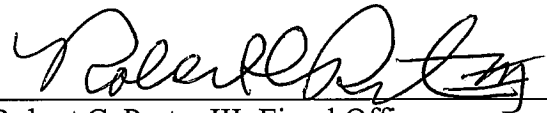
Dennis W. Connor, Vice President



Thomas J. Weidman, Trustee

AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 17th day of April, 2014.



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

APPROVED AS TO FORM:


R. Douglas Miller, Law Director