

First Reading: August 20, 2015
Second Reading: Dispensed

RESOLUTION NO. 2015 - 108

**A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO A SITE PLAN FOR
AN APPROVED PUD2 DEVELOPMENT FOR THE HANSON ELECTRONICS
DEVELOPMENT AND DISPENSING WITH THE SECOND READING**

WHEREAS, application was made by Donald Kiley as agent for Hanson Electronics on behalf of Hanson Real Property, LLC, the owner (the "Applicant") for a major adjustment to the Eddie Merlot's Development which was approved in Case No. 2007-03P2, for construction and use of a building, in Case Number 2015-07MA (the "Application"); and

WHEREAS, on March 9, 2015, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application in Case Number 2015-07MA; and

WHEREAS, the real property in Case No. 2015-10MA, consists of the real property located at 10800 Montgomery Road in Sycamore Township and is designated as Hamilton County Auditor's Parcel Number 600-0030-0424-00 (the "Real Property");

WHEREAS, the Real Property is located in the "E" Retail District and requires a site plan approval as a result of Case No. 2007-03P2 as it is part of the development approved in that case; and

WHEREAS, on March 9, 2015 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; and

WHEREAS, on April 2, 2015, 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 in Case Number 2015-10MA; and

WHEREAS, at the April 2, 2015 public hearing, the Applicant requested the Board of Township Trustees table the matter until such time as revised plans and specification could be submitted to the Board, and

WHEREAS, on August 6, 2015, the Applicant submitted a revised site plan dated June 22, 2015 to the Board of Trustees who considered the revised plan in an open meeting;

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

SECTION 1. The Application of Donald Kiley, agent for Hanson Electronics on behalf of Hanson Real Property, LLC, the owner, to construct a

building in Case No. 2015-07MA as shown on the plans and specifications dated June 22, 2015 as submitted to the Board of Township Trustees on August 6, 2015 is hereby approved. This approval is subject to the Real Property being in compliance with all of the conditions contained within this Resolution, the revised plans dated June 22, 2015, and those conditions set forth on the Exhibit A attached hereto.

SECTION 2.

All other approvals, conditions, obligations and requirements contained in previous approval of the development as amended in prior resolutions of the Board of Township Trustees and not adjusted herein shall remain in full force and affect.

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 dated June 22, 2015 and submitted to the Board of Township Trustees of Sycamore Township at the public meeting on August 6, 2015 and approved by this Resolution, including any conditions contained on the Exhibit A attached hereto, and any previous resolutions in effect that affect the Real Property that are not amended herein.

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 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 any 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.

SECTION 7.

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

VOTE RECORD:

Mr. Bishop Aye

Mr. Connor Aye

Mr. Weidman ABSENT

Passed at a meeting of the Board of Township Trustees of Sycamore Township this 20th day of August, 2015.



Dennis W. Connor, President


Cliff W. Bishop, Vice President

Excused
Thomas J. Weidman, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 20th day of August, 2015.


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

APPROVED AS TO FORM:

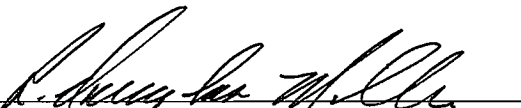

R. Douglas Miller, Law Director
Sycamore Township, Ohio

EXHIBIT A

Conditions of Approval:

1. The number of business vehicles on the property shall be limited to a maximum of four (4) which must be parked behind the building.
2. The total building signage shall be limited to a maximum of one (1) square foot of signage per lineal foot of building frontage measured along the building's longest side. The total maximum amount may be divided between two signs.
3. A detailed landscape plan in compliance with the Sycamore Township Zoning Resolution must be submitted and approved by staff.
4. The building design and materials are to be as shown on the plans and specification dated June 22, 2015 and presented to the board of Trustees on August 6, 2015.