

RESOLUTION NO. 2017 - 11

A RESOLUTION APPROVING A MAJOR ADJUSTMENT TO THE KENWOOD LAROSA'S PLANNED UNIT DEVELOPMENT LOCATED IN THE KENWOOD SPECIAL PUBLIC INTEREST DISTRICT, DISPENSING WITH THE SECOND READING, AND DECLARING AN EMERGENCY

WHEREAS, application (the "Application") was made by Sign-a-Rama (the "Applicant") on behalf of Montgomery Road Center, LLC (the "Owner") for approval of a major adjustment to a planned unit development to add additional outdoor signs to the plan for the real property located at 7679 Montgomery Road, Sycamore Township, Hamilton County, Ohio (the "Application") in Sycamore Township Zoning Case Number 2017-01MA; and

WHEREAS, the real property in Case No. 2017-01MA, consists of the real property located at 7679 Montgomery Road, Sycamore Township, Hamilton County, Ohio and is designated as Hamilton County Auditor's Parcel Number 600-0211-0644-00 (the "Real Property"); and

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

WHEREAS, on January 9, 2017, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the Application for the major adjustment to the plan on the Real Property; and

WHEREAS, on January 9, 2017, the Sycamore Township Zoning Commission recommended approval of the Application with conditions; and

WHEREAS, on February 2, 2017, 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 plan for 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 February 2, 2017, is hereby approved subject to the conditions set forth on the attached Exhibit A.

SECTION 2. Except as amended herein, any use and improvements to the Real Property which is the subject of this Resolution shall be in complete compliance with Sycamore Township Resolution Number 2015-109 passed August 20, 2015.

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 signs.

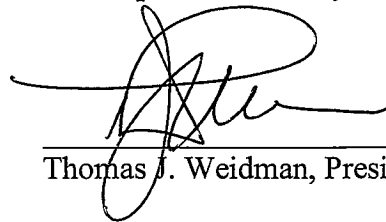
VOTE RECORD:

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 February, 2017.



Thomas J. Weidman, President



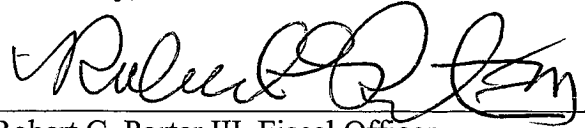
Cliff W. Bishop, Vice President



Dennis W. Connor, Trustee

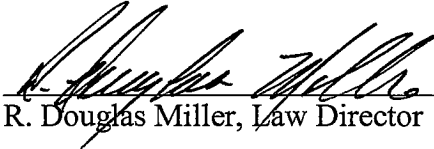
AUTHENTICATION

This is to certify that this resolution was duly passed and filed with the Township Fiscal Officer of Sycamore Township this 16th day of February, 2017.



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

APPROVED AS TO FORM:



R. Douglas Miller, Law Director

Exhibit A

1. The existing sign measurement shall be calculated with the blank space on either side of the text in the second row omitted.
2. A second sign is permitted with the combined area of both building signs measuring a maximum of 75 square feet.