

**RESOLUTION NO. 2017 - 70**

**A RESOLUTION DENYING AN APPLICATION FOR A MAJOR ADJUSTMENT TO THE  
MANOR CARE (ARDEN COURTS OF KENWOOD) PLANNED UNIT DEVELOPMENT  
IN SYCAMORE TOWNSHIP AND DISPENSING WITH A SECOND READING**

**WHEREAS**, application (the "Application") was made by Kenwood Crossing II, LLC (the "Applicant") on behalf of HCP Properties LP, the owners (the "Owners") for approval of the construction of a sign on an easement for signage purposes on the real property located at 4580 East Galbraith Road, Sycamore Township, Ohio, being Auditor's Parcel No. 600-0202-0092-00, (the "Real Property") in Sycamore Township Zoning Case Number 2017-06MA; and

**WHEREAS**, the Real Property is located in the "DD"- Multi Family Residential District and with a Planned Unit Development (PUD) overlay; and

**WHEREAS**, because the Real Property is within a planned unit development, any change to the planned unit development requires approval of the Board of Township Trustees after consideration by the Sycamore Township Zoning Commission; and

**WHEREAS**, on March 13, 2017 and May 8, 2017, after proper notice having been given, the Sycamore Township Zoning Commission held public hearings to consider the Application for Case Number 2017-06MA; and

**WHEREAS**, on May 8, 2017, the Sycamore Township Zoning Commission recommended denial of the Application for the Real Property included in Case Number 2017-06MA; and

**WHEREAS**, on June 1, 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 Real Property and the recommendation of the Sycamore Township Zoning Commission; and

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

**SECTION 1.** After consideration of the Application, the recommendation of the Sycamore Township Zoning Commission, the presentation and submittals of plans and specifications by the Applicant, and the comments presented at the public hearing, the recommendation of the Sycamore Township Zoning Commission is affirmed and the Application is hereby denied.

**SECTION 2.** No Zoning Certificate shall be issued by the Zoning Administrator for the Application.

**SECTION 3.**

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.

**SECTION 4.**

This Resolution shall take effect on the earliest date allowed by law.

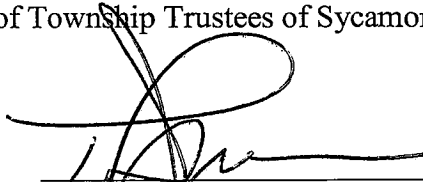
**VOTE RECORD: For Denial of the Application**


Mr. Bishop AYE

Mr. Connor AYE

Mr. Weidman AYE

**Passed** at a meeting of the Board of Township Trustees of Sycamore Township this 13<sup>th</sup> day of June, 2017.

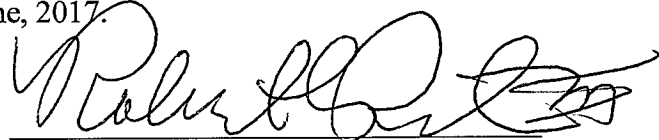
  
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Thomas J. Weidman, President

  
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Cliff W. Bishop, Vice President

  
\_\_\_\_\_  
Dennis W. Connor, Trustee

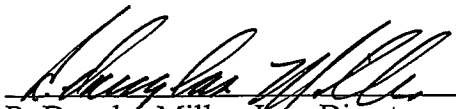
**AUTHENTICATION**

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 13<sup>th</sup> day of June, 2017.



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

**APPROVED AS TO FORM:**

  
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R. Douglas Miller, Law Director