

RESOLUTION NO. 2019 - 70

**A RESOLUTION APPROVING A SITE PLAN FOR THE DEVELOPMENT AT 8608
BLUE ASH ROAD IN SYCAMORE TOWNSHIP AND DISPENSING WITH THE
SECOND READING**

WHEREAS, application (the “Application”) was made by Paul Shirley of Pelican Studio (the “Applicant”) on behalf of Tiffany R. Davis (the “Owner”) for approval of a site plan for the real property located at 8608 Blue Ash Road, Sycamore Township, Ohio, being Auditor’s Parcel No. 600-0201-0119-00 (the “Real Property”) in Case Number 2019-05P2; and

WHEREAS, the Real Property is located in the “E” – Retail District; and

WHEREAS, because of the impervious surface ratio, the proposed change to the Real Property requires that the Owners and Applicant obtain approval of a site plan; and

WHEREAS, on May 13, 2019, after proper notice having been given, the Sycamore Township Zoning Commission held a public hearing to consider the application for site plan approval for the Real Property contained within the Application for Case Number 2019-05P2; and

WHEREAS, on May 13, 2019, the Sycamore Township Zoning Commission recommended approval with conditions of the site plan for the Real Property included in Case Number 2019-05P2; and

WHEREAS, on June 6, 2019, after proper notice having been given, the Board of Township Trustees of Sycamore Township held a public hearing to consider the Application for site plan approval for the Real Property;

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

SECTION 1. Subject to the conditions contained on the attached Exhibit A, the site plans, specifications, and renderings submitted in the Application for site plan approval made by the Applicant for the Real Property included in Case Number 2019-05P2 and presented to the Board of Township Trustees at its public hearing and meeting held on June 6, 2019 are hereby approved.

SECTION 2. Any use and improvements made to the Real Property which is the subject of this Resolution shall be constructed in strict compliance with the plans, specifications, and renderings submitted in the Application for Case Number 2019-05P2, including the conditions set forth on the attached Exhibit A as approved by 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 Plan and, unless waived by the Zoning Administrator, the following documents are received and approved by the Zoning Administrator:

- A) a summary report from the 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 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 5.

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 6.

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.

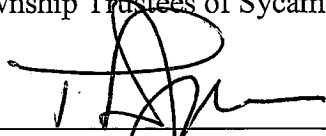
SECTION 7.

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

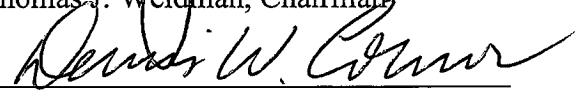
VOTE RECORD:

Mr. Connor AYE Mr. LaBarbara AYE Mr. Weidman AYE

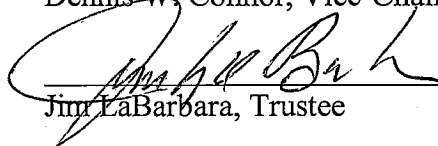
Passed at a meeting of the Board of Township Trustees of Sycamore Township this 18th day of June, 2019.



Thomas J. Weidman, Chairman




Dennis W. Connor, Vice-Chairman



Jim LaBarbara, Trustee

AUTHENTICATION

This is to certify that this Resolution was duly passed and filed with the Sycamore Township Fiscal Officer, this 18th day of June, 2019.



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

APPROVED AS TO FORM:



R. Douglas Miller, Law Director

EXHIBIT A

1. The plan shall comply with the three written comments received from the Hamilton County Engineer's Office dated 05/08/19.
2. An easement with the adjacent property owner shall be obtained to use the existing eastern buffer or a buffer shall be provided by the owner that conforms to the current Sycamore Township Zoning Resolution.
3. An easement with the adjacent property owner to the south shall be obtained in order to provide vehicle access to the rear parking lot.
4. A directional sign shall be installed that reads: "Parking in the rear."
5. The proposed Impervious Surface Ratio and existing building setbacks are approved.
6. No cell towers or cell tower substation shall be permitted.
7. Tenant use shall be limited to available parking. If a proposed tenant requires more parking than that being provided, the Owner shall submit an application to Sycamore Township for consideration of the new tenant.
8. Landscaping requirements of 12-6.2, 12-6.3 and 12-6.3(a) of the Sycamore Township Zoning Resolution shall be met.
9. Boundary buffers as indicated in the plans along the north and south property lines is approved.
10. Only residential size dumpsters are permitted. If a commercial tenant requires a dumpster size of 3 yards or more, a dumpster enclosure compliant with the Zoning Resolution shall be installed.
11. All existing and proposed lighting shall comply with the current Sycamore Township Zoning Resolution.
12. A legal survey of property shall be provided with zoning certificate application.
13. The front parking lot shall be repaired and sealed or replaced.
14. The existing wood fence in the front yard shall be removed.