



RESOLUTION Z-2016-01

Resolution of Approval of Motion
for Zone Change from
"O" Residence (with Subservient Office and Business Uses) to
"EE" Planned Residence (with Subservient Retail)
Symmes Case 2016-01
Vintage Club Addition
and Dispensing with the Second Reading

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio, heard Case No. Symmes 2016-01, a motion for amendment of a section of the zoning map from "O" Residence (with Subservient Office & Business Uses) to "EE" Planned Residence (with Subservient Retail) for approximately 0.036 acres on the east side of Montgomery Road, north of Vintage Club Blvd. and south of Harpers Point (Parcel 620-0210-0723); and

WHEREAS, the Hamilton County Regional Planning Commission on July 7, 2016, at its regular meeting recommended approval of said Amendment with conditions and variances; and

WHEREAS, the Symmes Township Zoning Commission on July 20, 2016, held a public hearing and recommended approval of said Amendment with conditions and concurred with the recommendation by the Hamilton County Regional Planning Commission; and

WHEREAS, on August 25, 2016, the Board of Trustees of Symmes Township held a public hearing and reviewed said Amendment;

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of Symmes Township, Hamilton County, Ohio concurs with the recommendation of the Symmes Township Zoning Commission in Case No. Symmes 2016-01 (Vintage Club Addition) and approves the amendment for the proposed rezoning to "EE" Planned Residence (with Subservient Retail) as the Board believes the Amendment is in keeping with good land use planning and is not in conflict with the best interests of the Township and the public at large.

BE IT FURTHER RESOLVED that the subject property shall comply with the standard covenants for planned districts and the following conditions and variances:

CONDITIONS:

1. That the dumpster screening in compliance with the Zoning Resolution shall be submitted as part of the Final Development Plan.
2. That a lighting plan in compliance with the Zoning Resolution shall be submitted as part

of the Final Development Plan.

VARIANCES:

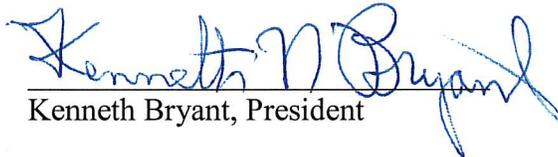
1. Section 137.3-3 - That the proposed restaurant building shall be permitted to be setback eleven point seven (11.7) feet from the northern side lot line where it is required to be thirty (30) feet.
2. Section 344.1 - That the proposed dumpster shall be permitted to be setback eight (8) feet from the northern side lot line where it is required to be setback thirty (30) feet, subject to the screening requirements of Section 344 being met.

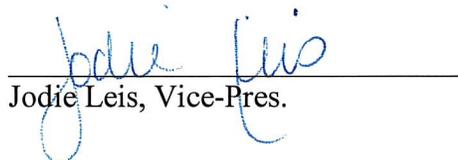
BE IT FURTHER RESOLVED, that the Board authorizes the expenditure of funds necessary to meet the requirements of the Ohio Revised Code concerning filing of zoning amendment with the County Recorder.

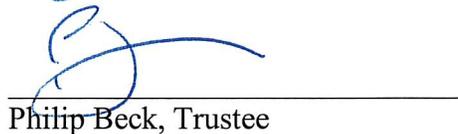
ADOPTED SEPTEMBER 6, 2016

Vote Record: Mr. Bryant Aye Mrs. Leis aye Mr. Beck Aye

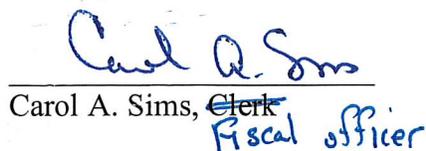
BOARD OF TRUSTEES:


Kenneth Bryant, President

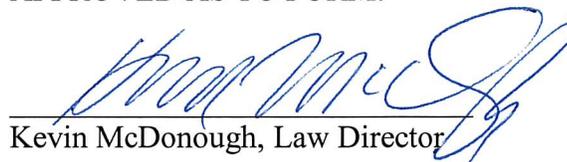

Jodie Leis, Vice-Pres.


Philip Beck, Trustee

ATTEST:


Carol A. Sims, ~~Clerk~~
Fiscal officer

APPROVED AS TO FORM:


Kevin McDonough, Law Director