

RESOLUTION G2022-76

RESOLUTION APPROVING A ZONE CHANGE FROM “EE” PLANNED RESIDENCE DISTRICT/MAJOR REVISION TO “EE” PLANNED RESIDENCE DISTRICT LOCATED AT 9201 FIELDS ERTEL ROAD

WHEREAS, the Board of Trustees of Symmes Township, Hamilton County, Ohio, on July 12, 2022, heard Case #ZC2022-03, a request to change the zoning at 9365 Fields Ertel Road from “EE” Planned Residence District/Major Revision to “EE” Planned Residence District (with subservient Retail) (parcel 620-0190-0060); and

WHEREAS, the proposed use is consistent with the Symmes Land Use Plan, which was updated in 2020, and the Hamilton County Thoroughfare Plan; and

WHEREAS, the Hamilton County Regional Planning Commission on May 5, 2022, at its regular meeting voted to recommend approval; and

WHEREAS, the Symmes Township Zoning Commission on May 18, 2022 held public hearings and recommended approval of said zone change with conditions and variances; and

WHEREAS, on September 22, 2021, the Board of Trustees of Symmes Township held a public hearing and reviewed the zone change.

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

Section 1. That the Board of Trustees of Symmes Township of Hamilton County, Ohio hereby concurs with the recommendations of the Symmes Township Zoning Commission and approves the zone change for 9201 Fields Ertel Road from “EE” Planned Residence (with Subservient Retail)/Major Revision to “EE” Planned Residence (with subservient Retail) (parcel 620-0190-0060).

Section 2. That the Board of Trustees approves the zone change with the following conditions:

1. That a detailed signage plan in shall be submitted as part of the Final Development Plan.
2. That a detailed landscape plan in compliance with the approved landscape plan per case Symmes 93-3 and Section 145 of the Zoning Resolution shall be submitted as part of the Final Development Plan.
3. That no new lighting shall be installed without submission of a lighting plan in compliance with the Zoning Resolution.

Section 3. That the Board of Trustees approve the variance as recommended by the Zoning Commission:

1. Section 137.3(4) – That the new commercial building shall be permitted to have a minimum 26-foot rear yard setback where a 50-foot rear yard setback is required.

Section 4. The Board hereby certifies that all formal actions of the Board of Trustees of Symmes Township, Hamilton County, Ohio relating to the adoption of this Resolution were taken in an open meeting of the Board and that all deliberations of the Board were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 5. Upon majority vote does hereby dispense with the requirement that this Resolution be read on two separate days and hereby authorizes the adoption of this Resolution upon its first reading.

Section 6. This Resolution shall take effect and be enforced from and after the earliest period allowed by law.

ADOPTED JULY 12, 2022 – RESOLUTION G2022-76

Vote Record: Ms. Leis _____ Mr. Beck _____ Mr. Bryant _____

BOARD OF TRUSTEES:

Jodie L. Leis, President

Philip J. Beck, Vice-President

Kenneth N. Bryant, Trustee

ATTEST:

APPROVED AS TO FORM:

Joseph C. Grossi, Fiscal Officer

Jeff Forbes, Law Director