A RESOLUTION

BY: MR. CASTLEMAN NO. 1763

TO GRANT APPROVAL OF AMENDED MASTER PLAN SUBMITTED BY THE OAKWOOD INVESTMENT GROUP FOR THE SUGAR CAMP COMMERCIAL DEVELOPMENT.

WHEREAS, on April 23, 2007, Council passed a resolution granting approval of the Special Use Applications filed by Oakwood Investment Group ("OIG") and the Versant Group for a Planned Development of the 36+ acres encompassing Sugar Camp and the surrounding undeveloped land (the "Master Plan"); and

WHEREAS, since then, the Versant Group has ceased its participation and the project has been continued exclusively by OIG and Plan B Realty, LLC; and

WHEREAS, by Resolution #1748, passed on November 21, 2011, Council approved certain amendments to the Master Plan which included, among other things, removal and replacement of the entrance canopy to Building B; and

WHEREAS, prior to construction of the entrance canopy, the developer proposed changes to the approved design, and a public hearing on a proposed amendment was held before the Planning Commission on September 5, 2012, with no members of the public expressing concerns or objections to the proposed amendment; and

WHEREAS, having carefully considered the matter, the Planning Commission has recommended approval of the proposed amendment; and

WHEREAS, Council has held a public hearing upon the matter and finds that the Planning Commission's recommendation is well-taken; and

WHEREAS, Council further finds that the amendments proposed by the applicant and recommended by the Planning Commission remain consistent with the recommendations set forth in the 2004 NCR Sugar Camp Site Plan Development Alternatives and Guidelines, as well as the 2004 Comprehensive Plan and the 1997 Subarea Plan and meet the standards for special uses set forth in Oakwood Zoning Ordinance Section 1004.6 and the requirements of Section 1011 of the Oakwood Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF OAKWOOD, STATE OF OHIO, THAT:

SECTION I.
The amended application for a Special Use for a Planned Development Commercial Master Plan, filed by OIG and Plan B Realty, LLC, and heard by the Planning Commission on September 5, 2012, is hereby approved as to removal and replacement of the entrance canopy to Building B.

SECTION II.
The amendment approved herein remains subject to all determinations, conditions and restrictions set forth in the original plan approval Resolution of April 23, 2007.

SECTION III.
It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this resolution were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public, if required, in compliance with all legal requirements including Ohio Revised Code, Sec. 121.22.

SECTION IV.
This Resolution shall be and remain in effect upon its passage.

PASSED BY COUNCIL OF THE CITY OF OAKWOOD, this 17th day of September, 2012.

William D. Duncan

Mayor William D. Duncan

ATTEST:

Cathy D. Gibson

Clerk of Council

TO THE CLERK:
No publication is required.

Robert Jacques

City Attorney Robert F. Jacques