

RECORD OF PROCEEDINGS

Minutes of Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held April 13, 20 17

Union Township Trustees met in regular session on Thursday, April 13, 2017. The meeting was opened at 7:00 P.M. with the Pledge of Allegiance.

Roll Call: Mr. Beamer, Mr. Acres, Mr. McGraw
Mr. Campbell, Fiscal Officer-absent

Chief Deimling
Lt. Scott Blankenship
Service Director – Matt Taylor
Planning & Zoning Director – Cory Wright
Administrator – Ken Geis

Mr. McGraw made a motion to appoint Mr. Beamer as Clerk Pro Tem. Motion seconded by Mr. Acres. Mr. McGraw – yea: Mr. Acres – yea: Mr. Beamer – yea.

Mr. Beamer made a motion to approve the minutes from the March 23, 2017 regular meeting. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. Wright referred to a letter received from Pastor Martin regarding the 2017 National Day of Prayer, taking place at Veterans Park on May 4, 2017 at 7:00 p.m.

Chief Deimling presented his bi-monthly report to the Trustees.

Lt. Blankenship presented his bi-monthly report to the Trustees.

Mr. Taylor presented his bi-monthly report to the Trustees.

Mr. Wright presented his bi-monthly report to the Trustees.

Mr. Geis presented his bi-monthly report to the Trustees.

A public hearing was held on Overlay Case No. 1-17-O and Overlay Case No. 2-17-O

All applicants wishing to speak on the overlay cases were sworn in.

There were no public comments on Overlay Case No. 1-17-O.

Mr. Acres, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve the application for the Focus Area Overlay District Application, consisting of a request for an addition onto the existing building thereby allowing the existing nonconforming car wash use to expand services on the subject property, as submitted and to include the two recommended modifications as stated in the staff report for Overlay Case 1-17-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Brian Bauer, Bauer Architecture, LLC, 3892 Bair Road, Dover, Ohio, spoke in favor of the project.

Mike Bastin, 3727 Sagem Avenue, Cincinnati, Ohio, spoke in favor of the project.

Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, as submitted and to include the two recommended modifications as stated in the staff report for Overlay Case 2-17-O. Motion seconded by Mr. McGraw. Mr. Beamer – yea: Mr. McGraw – yea: Mr. Acres – abstain.

Mr. Acres made a motion to pay the outstanding bills as prepared by Mr. Campbell. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer made a motion to accept the Monthly Financial report as prepared by Mr. Campbell. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. Acres made a motion to approve the purchase orders as presented by Mr. Geis. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

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Mr. Beamer made a motion to adopt Resolution 2017-06, regarding employee wages for non-bargaining unit personnel. Motion seconded by Mr. Acres. Mr. Beamer - yea: Mr. Acres - yea: Mr. McGraw - yea.

Mr. Acres made a motion to adopt Resolution 2017-07, authorizing the abatement and the removal of nuisance structures pursuant to Section 505.86 of the Ohio Revised Code at the following properties: (1) 1189 Old State Route 74, Batavia, OH 45103 / PIN 414122.012. Motion seconded by Mr. Beamer. Mr. Acres - yea: Mr. Beamer - yea: Mr. McGraw - yea.

Mr. Beamer wished everyone a Happy Easter.

Mr. McGraw mentioned the new construction as well as the refurbishing of various buildings around the area.

Steven Ogg, 4803 Flintlock Drive, spoke about the condition of the property located at 4817 Powderhorn.

Rosie Bryan, 558 Musket Drive, expressed concerns over the condition of the property and possible health conditions, as a result, at 4817 Powderhorn.

Mr. Beamer made a motion to adjourn at 7:56 p.m. Motion seconded by Mr. Acres. Mr. Beamer - yea: Mr. Acres - yea: Mr. McGraw - yea.

Meeting adjourned at 7:56 p.m.

Respectfully submitted,

Matthew Beamer

Matthew Beamer
Clerk Pro Tem

Approved:

John McGraw
Matthew Beamer
David Acres

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A public hearing was held on Overlay Case No. 1-17-O and Overlay Case No. 2-17-O

All persons wishing to speak on the overlay cases were sworn in.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for a proposed single (1) parcel (PIN 413213D011), seeking relief from Sections 602, 660-664, 1030, & 1050-1071 of the *Union Township Zoning Resolution*. If approved, this Overlay District Application would authorize the applicant to construct a carwash expansion, in order to extend an automatic bay on the car wash in the B-1 district. The applicant is proposing a Focus Area Overlay – Old State Route 74 Corridor {FA – CC} Overlay District classification request.

There were no public comments on Overlay Case No. 1-17-O.

Mr. Acres, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve the application for the Focus Area Overlay District Application, consisting of a request for an addition onto the existing building thereby allowing the existing nonconforming car wash use to expand services on the subject property, as submitted and to include the two recommended modifications as stated in the staff report for Overlay Case 1-17-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

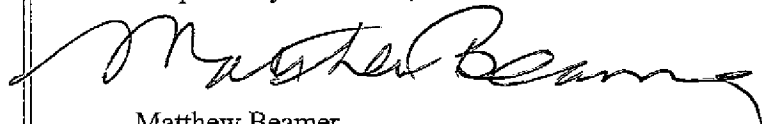
The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for multiple parcels (PIN 413112A.234, 413112A.195), seeking relief from the provisions of Section 602, 660-661, and Sections 1050-1071 inclusive, of the *Union Township Zoning Resolution*. If approved, this Overlay District Application would authorize the redevelopment of Ohio Pike Automotive on State Route 125 just north of Merwin Ten Mile Road, allowing the development of a new freestanding Skilled Nursing Facility. The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC} Overlay District classification within the Ohio Pike (SR 125) Commercial Corridor.

Brian Bauer, Bauer Architecture, LLC, 3892 Bair Road, Dover, Ohio, spoke in favor of the project.

Mike Bastin, 3727 Sachem Avenue, Cincinnati, Ohio, spoke in favor of the project.

Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, as submitted and to include the two recommended modifications as stated in the staff report for Overlay Case 2-17-O. Motion seconded by Mr. McGraw. Mr. Beamer – yea: Mr. McGraw – yea: Mr. Acres – abstain.

Respectfully submitted,



Matthew Beamer
Clerk Pro Tem

Approved:

