

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held July 13,

2017

Union Township Trustees met in regular session on Thursday, July 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

Chief Deimling
Chief Gaviglia
Service Director – Matt Taylor
Planning & Zoning Director – Cory Wright
Administrator – Ken Geis

Mr. Beamer made a motion to approve the minutes from the June 22, 2017 regular meeting. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

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

Chief Gaviglia 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 Zoning Case No. 13-95-Z, Overlay Case No. 7-17-O and the 2018 Statutory Budget.

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

Charles Brown, 7217 Bridges Road, Cincinnati, Ohio, spoke in favor of the project.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request for a Major Amendment to an approved PD Planned Development District and the accompanying Formal Development Plan as submitted, and to include the two recommended modifications as stated in the staff report for Zoning Case No. 13-95-Z. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Adam Ellsworth, Hickory Capital Group, 4116 Outer Drive, Nashville, Tennessee, spoke in favor of the project.

Mr. Acres, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve the Focus Area Overlay District application, consisting of a new development of a 93,000 sq. ft. self-storage building between Old State Route 74 and Eastgate Mall, as submitted, and to include the five recommended modifications as stated in the staff report for Overlay Case No. 7-17-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

There were no public comments on the 2018 Statutory Budget.

Mr. Acres made a motion to approve the 2018 Statutory Budget as presented by Mr. Campbell. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

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.

Mr. Beamer made a motion to adjust the wage rate for Travis Hamm, Part-Time Summer Help, to \$10.00 per hour, effective July 14, 2017. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

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Mr. Acres made a motion to adjust the wage rate for Jacob Rose, Part-Time Summer Help, to \$10.00 per hour, effective July 14, 2017. Motion seconded by Mr. Beamer. Mr. Acres - yea: Mr. Beamer - yea: Mr. McGraw - yea.

Mr. Acres made a motion to adopt Resolution 2017-14, authorizing the private sale of obsolete township property. Motion seconded by Mr. Beamer. Mr. Acres - yea: Mr. Beamer - yea: Mr. McGraw - yea.

Mr. Beamer gave an update regarding the Lodging Tax and the willingness of the Board of Commissioners to openly communicate on projects going forward.

Mr. McGraw spoke about the West Clermont High School dedication on August 25, 2017, Police Night Out on August 3rd, the savings to township residents as a result of the electric aggregation program, the U.S. Rowing Club being at East Fork Lake and the Cincy Kids for Kids receiving a donation from the Township Association thanks to Mr. Beamer.

Christopher Hicks, 444 Woodwick Court, thanked the Trustees for their efforts and spoke about the Lodging Tax and the proposed deal.

David Painter, Clermont County Commissioner, 1196 Riebel Ridge Road, read a letter that he had written and presented to the Clermont County Board of Commissioners.

Mr. Beamer made a motion to adjourn at 8:05 p.m. Motion seconded by Mr. Acres. Mr. Beamer - yea: Mr. Acres - yea: Mr. McGraw - yea.

Meeting adjourned at 8:05 p.m.

Respectfully submitted,

Ronald B. Campbell

Ronald B. Campbell
Fiscal Officer

Approved:

John McGraw
Walter Beamer
Greg Acres

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Union Township Trustees

Zoning

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held

July 13

20 17

A public hearing was held on Zoning Case No. 13-95-Z and Overlay Case No. 7-17-O.

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

The applicant has submitted an application requesting a Major Amendment to an approved PD Planned Development District Formal Plan for a single parcel (PIN 413214E038 - 1.00 +/- acres) in order to redevelop this multi-use property into a mixed use parcel, with residential uses retained along the frontage of Mt. Carmel-Tobasco Road, and a contractor trade service use developed to the rear of the parcel, with the development to include an approximately 3,600 sq. ft. structure and ancillary parking and employee area, as well conversion of a second residential structure into an office for Ford Roofing Company.

Charles Brown, 7217 Bridges Road, Cincinnati, Ohio, spoke in favor of the project.

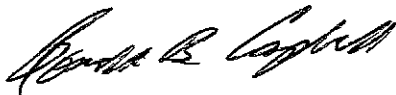
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The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for parcel (PIN 413105D029). Specifically, the applicant is seeking to develop a three story, 93,000 square foot, climate controlled, storage facility on 2.09 +/- acres of the 3.66 acre lot, along Old State Route 74. The applicant is proposing a Focus Area Overlay - Commercial Corridor (FA-CC) Overlay District classification within the Central Retail (SR32) Corridor.

Adam Ellsworth, Hickory Capital Group, 4116 Outer Drive, Nashville, Tennessee, spoke in favor of the project.

Mr. Acres, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve the Focus Area Overlay District application, consisting of a new development of a 93,000 sq. ft. self-storage building between Old State Route 74 and Eastgate Mall, as submitted, and to include the five recommended modifications as stated in the staff report for Overlay Case No. 7-17-O. Motion seconded by Mr. Beamer. Mr. Acres - yea: Mr. Beamer - yea: Mr. McGraw - yea.

Respectfully submitted,



Ronald B. Campbell
Fiscal Officer

Approved:

