

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held September 14,

2017

Union Township Trustees met in regular session on Thursday, September 14, 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 August 24, 2017 regular meeting. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mark Brandoff, Chairman of the Community Outreach Committee of Chapter 649 Vietnam Veterans of America, presented Matt Taylor and the Board of Trustees with its “Business of the Month” award for the township’s support of Veterans Park. Steven Tam thanked the Board and the Service Department for their help with the various events held there.

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.

Mr. McGraw made a motion authorizing the Township Administrator to draft a letter to the Clermont County Engineer, on behalf of the Board, in support of the name change of Old State Route 74 to Aicholtz Road. Motion seconded by Mr. Acres. Mr. McGraw – yea: Mr. Acres – yea: Mr. Beamer – yea.

A public hearing was held on Zoning Case No. 1-17-Z, Zoning Case No. 2-17-Z, Zoning Case 10-85-Z, Overlay Case No. 9-17-O, Overlay Case No. 10-17-O and Overlay Case No. 11-17-O.

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

Jake Thamann, SFA Architects, 300 W 4th Street, Cincinnati, Ohio, spoke in favor of the project.

Mr. Acres, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant’s request to rezone the subject properties from R-1 Single Family Detached Structure Residential District to PD Planned Development District and the accompanying Formal Plan as recommended by the Zoning Commission in the staff report for Zoning Case No. 1-17-Z. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant’s request to rezone the subject properties from R-2 Single Family Detached Structure Residential District to PD Planned Development District and the accompanying Formal Plan as recommended by the Zoning Commission in the staff report for Zoning Case No. 2-17-Z with the additional modification that additional buffer landscaping be added in the Brittwood Lane area. Motion seconded by Mr. McGraw. Mr. Beamer – yea: Mr. McGraw – yea: Mr. Acres – yea.

Mike Timko, Civil Engineer, Woolpert, Inc., 1203 Walnut Street, Cincinnati, Ohio, spoke in favor of the project.

Mr. Acres, 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 three recommended modifications as stated in the staff report for Zoning Case No. 10-85-Z. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

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Dan Brooks, Architect, 1517 Oak Knoll Drive, 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 for Overlay Case No. 9-17-O.

Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Elmer Monk, 4047 McLean Drive, Cincinnati, Ohio, spoke in favor of the project.

Mr. Acres, 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 three recommended modifications as stated in the staff report for Overlay Case No. 10-17-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Jason Chandler, 5734 Clemens Drive, Loveland, Ohio, spoke in favor of the project.

Robert Chan, Surveyor, spoke in favor of the project.

Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve the Focus Area Overlay District application, consisting of a request to allow the proposed redevelopment to a retail vehicle sales use as submitted, and to include the five recommended modifications as stated in the staff report for Overlay Case No. 11-17-O. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – 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 and Cory Wright. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer made a motion to award the Fire Station 49 Bay Expansion Project to Cincinnati United Contractors, LLC in accordance with Ohio Revised Code Section 153.693, inclusive, and further authorizing Cory Wright, Assistant Township Administrator to negotiate and enter into a final design/build construction contract based on the parameters stated in the submitted proposal and pursuant to Ohio Revised Code 153.693, incorporating any other modifications determined as required as a result of Criterion Engineering review and/or compliance with applicable Building Code or ADA requirements, thereby authorizing the execution of any and all relevant documentation thereto and in furtherance of the same. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

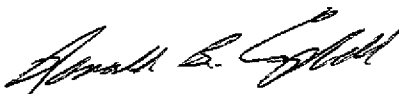
Mr. Acres made a motion to adopt Resolution 2017-20, accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. McGraw commented on the economic development in the township and reminded everyone that the Lantern Lighting Ceremony is Saturday September 16th.

Mr. Beamer made a motion to adjourn at 8:30 p.m. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Meeting adjourned at 8:30 p.m.

Respectfully submitted,



Ronald B. Campbell
Fiscal Officer

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Approved:

Tom McLaw
Matthew Beanna
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A public hearing was held on Zoning Case No. 1-17-Z, Zoning Case No. 2-17-Z, Zoning Case 10-85-Z, Overlay Case No. 9-17-O, Overlay Case No. 10-17-O and Overlay Case No. 11-17-O.

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

The applicant has submitted an application requesting that two parcels (PIN 413105G112. and 413105G108., 27.03 +/- acres) be rezoned from R-1 Single Family Residential District to PD Planned Development with an accompanying Design Plan in order allow for the replacement of the existing elementary school facility currently in use on the subject property.

Jake Thamann, SFA Architects, 300 W 4th Street, Cincinnati, Ohio, spoke in favor of the project.

Mr. Acres, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request to rezone the subject properties from R-1 Single Family Detached Structure Residential District to PD Planned Development District and the accompanying Formal Plan as recommended by the Zoning Commission in the staff report for Zoning Case No. 1-17-Z. Motion seconded by Mr. Beamer. Mr. Acres - yea: Mr. Beamer - yea: Mr. McGraw - yea.

The applicant has submitted an application requesting that two parcels (PIN 413104E156 and 413104E047., 14.26 +/- acres) be rezoned from R-2 Single Family Residential District to PD Planned Development with an accompanying Design Plan in order allow for the replacement of the existing elementary school facility currently in use on the subject property.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request to rezone the subject properties from R-2 Single Family Detached Structure Residential District to PD Planned Development District and the accompanying Formal Plan as recommended by the Zoning Commission in the staff report for Zoning Case No. 2-17-Z with the additional modification that additional buffer landscaping be added in the Brittwood Lane area. Motion seconded by Mr. McGraw. Mr. Beamer - yea: Mr. McGraw - yea: Mr. Acres - yea.

The applicant has submitted an application requesting a Major Amendment to an approved PD Planned Development District Formal Plan for a single parcel (413105C044), in order to develop a retail outlet totaling approximately 1.20 +/- acres, for two proposed restaurant tenant spaces.

Mike Timko, Civil Engineer, Woolpert, Inc., 1203 Walnut Street, Cincinnati, Ohio, spoke in favor of the project.

Mr. Acres, 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 three recommended modifications as stated in the staff report for Zoning Case No. 10-85-Z. 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 one parcel (PIN 413215A127), seeking relief from the provisions of Section 907, of the *Union Township Zoning Resolution* and seeking relief from the monument signage restriction in the *Horizon 20/30 Land Use Plan*. If approved, this Overlay District Application would authorize the installation of a free standing sign in excess of the maximum permitted free standing signage area and height within the B-1 District. The applicant is proposing a Focus Area Overlay - Commercial Corridor {FA-CC} Overlay District classification within the Central (SR 32) Retail Commercial Corridor.

Dan Brooks, Architect, 1517 Oak Knoll Drive, Cincinnati, Ohio, spoke in favor of the project.

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Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, as submitted for Overlay Case No. 9-17-O. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for parcel identification no. 414115.052., seeking relief from the provisions of Sections 602, 661-664, of the *Union Township Zoning Resolution*. If approved, this Overlay District Application would authorize the expansion of structures for a mixed use property just north of State Route 125. The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC} Overlay District classification within the Ohio Pike (SR 125) Commercial Corridor.

Elmer Monk, 4047 McLean Drive, Cincinnati, Ohio, spoke in favor of the project.

Mr. Acres, 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 three recommended modifications as stated in the staff report for Overlay Case No. 10-17-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

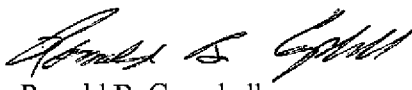
The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for two parcels (PIN413213A141. and 413213A033.) The applicant is seeking relief from Sections 602, 660-664, and 1050-1071 of the Union Township Zoning Resolution in order to convert the vacated restaurant property to a used vehicle sales lot. The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC} Overlay District classification within the Mt. Carmel Business Corridor.

Jason Chandler, 5734 Clemens Drive, Loveland, Ohio, spoke in favor of the project.

Robert Chan, Surveyor, spoke in favor of the project.

Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve the Focus Area Overlay District application, consisting of a request to allow the proposed redevelopment to a retail vehicle sales use as submitted, and to include the five recommended modifications as stated in the staff report for Overlay Case No. 11-17-O. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Respectfully submitted,



Ronald B. Campbell
Fiscal Officer

Approved:

