

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held October 12, 20 17

Union Township Trustees met in regular session on Thursday, October 12, 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 September 28, 2017 regular meeting. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Soham, LLC, doing business as Eastgate Wine & Spirits, 4496 Mt. Carmel-Tobasco Road, Union Township, Cincinnati, Ohio, 45245 has applied for a liquor permit; there are no objections at this time, from the Union Township Police Department or Zoning Department.

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. 3-13-Z and Overlay Case No. 12-17-0.

All applicants wishing to speak on the Zoning and Overlay Cases were sworn in.

William Fiedler, Architect, 5888 Cook Road, Milford, Ohio, spoke in favor of the project.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve, with modifications, the applicant's request for a Major Amendment to an approved Planned Development District Formal Development Plan as submitted, and to include the three recommended modifications as stated in the staff report for Zoning Case 3-13-Z. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

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 four recommended modifications as stated in the staff report for Overlay Case No. 12-17-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer made a motion to pay the outstanding bills 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 accept the Monthly Financial report 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 approve the purchase orders as presented by Mr. Geis. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. Acres made a motion to hire Nicole Marie Hartley for the position of Part-Time Post Office Retail Clerk, effective October 18, 2017, at an hourly rate of \$10.00 per hour. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer made a motion to cancel the second Regular Board of Trustees Meeting in November, scheduled to take place on November 23, 2017, due to a conflict with the Thanksgiving Holiday. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

BEAR GRAPHICS 800.325.8094 FORM NO 10148

Held October 12,

2017

Mr. Acres made a motion to adopt Resolution 2017-23, authorizing the abatement and the removal of vegetation, noxious weeds, garbage, trash, and debris pursuant to Section 505.87 of the Ohio Revised Code at the following properties: (1) 4561 Tealtown Road, Batavia, OH 45103 / PIN 413104C429; (2) 1275 Shayler Road, Batavia, OH 45103 / PIN 414247.001; (3) 1105 Ferris Road, Amelia, OH 45102 / PIN 413112B096. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. McGraw congratulated TQL, Jeff Wyler Auto Group and Beechmont Auto Group, which are all located in Union Township, on making the list of the largest private companies in the Cincinnati Area and commented on other new developments taking place in Union Township.

Mr. Beamer made a motion to adjourn at 7:47 p.m. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

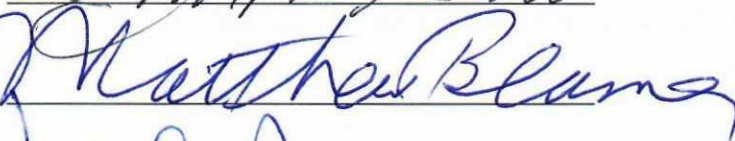
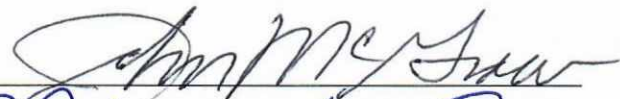
Meeting adjourned at 7:47 p.m.

Respectfully submitted,



Ronald B. Campbell
Fiscal Officer

Approved:



RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Zoning

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held October 12, 20 17

A public hearing was held on Zoning Case No. 3-13-Z and Overlay Case No. 12-17-0.

All applicants 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 Planned Development District Formal Plan for Belleville Apartments (PIN 413214E090P & 413214E048P – 10.3+/- acres) seeking modification to the approved PD plan for the previously constructed Phase 1 and the current Phase 2 project to accommodate an additional southern access point along Mt. Carmel-Tobasco Road, as well as the construction of a new manager's office, apartment, and community room structure on the subject property.

William Fiedler, Architect, 5888 Cook Road, Milford, Ohio, spoke in favor of the project.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve, with modifications, the applicant's request for a Major Amendment to an approved Planned Development District Formal Development Plan as submitted, and to include the three recommended modifications as stated in the staff report for Zoning Case 3-13-Z. 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 PIN 413112A135., seeking relief from the provisions of Sections 661-664, 1030, and sections 1050-1071 of the *Union Township Zoning Resolution*. If approved, this Overlay District Application would authorize the redevelopment of the former Schloemer Furniture to a storage and moving facility on 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.

There were no public comments regarding Overlay Case No. 12-17-O.

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 four recommended modifications as stated in the staff report for Overlay Case No. 12-17-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Respectfully submitted,



Ronald B. Campbell
Fiscal Officer

Approved:

