

# RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held April 8, 2010

Union Township Trustees met in regular session on Thursday, April 8, 2010. The meeting was opened at 7:00 P.M. with the Pledge of Allegiance.

Roll Call: Mr. McGee, Mr. Beamer, and Mr. Donnellon  
Mr. Ronald Campbell, Fiscal Officer

Administrator – Ken Geis  
Fire Chief Stan Deimling  
Police Chief Terry Zinser  
Assistant Administrator / Zoning Director – Cory Wright  
Service Director – Matt Taylor  
IT Director – Chip Stewart

Mr. McGee made a motion to approve the minutes from the March 25, 2010, regular meeting. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

One Harsh, Inc. doing business as Food Mart, 481 Old SR 74, Union Township, Mt. Carmel, Ohio, 45244 has applied for a liquor permit. No objections from the Police Department.

Raku Restaurant, Inc. Suite 330, 700 Eastgate S Drive, Union Township, Cincinnati, Ohio, 45245 has applied for a liquor permit. No objections from the Police Department.

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

Chief Zinser 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. Stewart presented his bi-monthly report to the Trustees.

Mr. Geis commented that he appreciated the welcome back and that he is happy to be back in Union Township. He also appreciates all the help and support that the department heads have given him.

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

A public hearing was held on Zoning Case #1-10-O and Zoning Case 2-10-O.

Mr. Donnellon swore in everyone that wanted to speak on Zoning Case #1-10-O and Zoning Case #2-10-O.

Craig Davis, Melink Corporation, spoke in favor of Case #1-10-O.

John Fiorelli, Melink Corporation, spoke in favor of Case #1-10-O.

Mr. Beamer 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 by Melink Corporation to construct two 60' accessory wind turbines and four accessory solar array units on the parcels specified herein as accessory uses on an unoccupied lot, in excess of the maximum height requirements for structures in an M-1 District, as submitted for Case #1-10-O. Motion seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Jonathan Woche, Planner with McBride, Dale, Clarion, spoke in favor Case #2-10-O.

Larry Keith, Architect, 4775 Birdsong Road, Williamsburg, Ohio, spoke in favor of Case #2-10-O.

Mr. McGee 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 by Eastgate Crossings CMBS, LLC, to expand the former Office Depot tenant space within the multi-tenant development by approximately 3,400 sq.ft. and to allow a maximum wall signage area up to 385 sq.ft.,

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consistent with the plans and renderings provided, as submitted. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea:

Mr. McGee made a motion to pay the outstanding bills. Motion seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. McGee made a motion to accept the Monthly Financial report. Motion seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to approve the purchase orders presented by Mr. Geis. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to accept the contract with Medtronics for the provision of services relative to 2010 Annual Maintenance of EMT Life pack devices for Fire department (\$12,484.00). Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to accept the contract with Medtronics for the provision of services relative to 2010 Annual Maintenance of EMT Life pack devices for Police department (\$1,548.00). Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. McGee made a motion to establish Spring Junk Days for April 19<sup>th</sup> – April 24<sup>th</sup> with the following hours:

Monday – Friday 7:00 a.m. – 5:00 p.m.  
Saturday 8:00 a.m. – 5:00 p.m.

Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. McGee, Mr. Beamer, and Mr. Donnellon welcomed Mr. Geis back.

Mr. Calvin Aicholtz, Aicholtz Road, commented on filling vacant buildings.

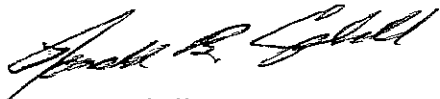
Mr. John Schmidt, 976 East Applegate, from the Webelos from Cub Scout Den 157, Clough Pike Elementary, stated that before coming to the meeting the boys had dinner at Frishes' and filled out sample Census forms. Webelos were Jack Schmidt, Ben Wolfer, Nathan Biggers, Josh Bunton.

Mr. John McGraw, 4604 Blainfield, commented on Eastgate Crossing moving forward and voiced a concern regarding Eastgate South Drive.

Mr. McGee made a motion to adjourn at 7:58 p.m. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.


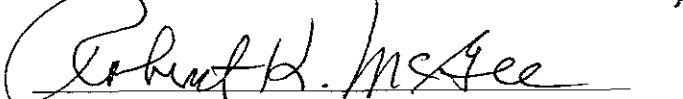
Meeting adjourned at 7:58 p.m.

Respectfully submitted,



Ron Campbell,  
Union Township, Fiscal Officer

Approved:

RECORD OF PROCEEDINGS

Minutes of Union Township Trustees Zoning Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held April 8, 2010

A Public Hearing was held on Zoning Case # 1-10-O and #2-10-O.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for three parcels (PIN 403108C066, 067, 068) containing a total of 9.047+/- acres, seeking relief from the provisions of Sections 602, 711, 711.6, & 711.7 of the Union Township Zoning Resolution, specifically authorizing the installation of accessory structures in excess of the maximum permitted height in an M-1 District on the properties without a principle structure, and as otherwise specified in the application. If approved, this Overlay District Application would authorize the installation of two wind turbine accessory structures and four 12.96 kW dual axis solar tracker units with the goal of achieving "net zero energy efficiency" status. The applicant is proposing a Focus Area Overlay – Natural Resources {FA – NR} Overlay District classification within the Little Miami Corridor.

Mr. Donnellon swore in everyone that wanted to speak on Zoning Case #1-10-O and Zoning Case #2-10-O.

Craig Davis, Melink Corporation, spoke in favor of Case #1-10-O.

John Fiorelli, Melink Corporation, spoke in favor of Case #1-10-O.

Mr. Beamer 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 by Melink Corporation to construct two 60' accessory wind turbines and four accessory solar array units on the parcels specified herein as accessory uses on an unoccupied lot, in excess of the maximum height requirements for structures in an M-1 District, as submitted for Case #1-10-O. Motion seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for a single parcel (PIN 413105D158), seeking relief from several provisions of the Zoning Resolution, including Section 602, 907.1, & 1070 of the Zoning Resolution. If approved, this Overlay District application will authorize the expansion of the former Office Depot site, currently nonconforming due to exceeding the maximum site area of five acres for a B-1 District property as to accommodate JoAnn Fabrics, and also, will authorize signage in excess of that permitted for wall signage. The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC} Overlay District classification within the State Route 32 / Central Retail Corridor.

Jonathan Woche, Planner with McBride, Dale, Clarion, spoke in favor Case #2-10-O.

Larry Keith, Architect, 4775 Birdsong Road, Williamsburg, Ohio, spoke in favor of Case #2-10-O.

Mr. McGee 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 by Eastgate Crossings CMBS, LLC, to expand the former Office Depot tenant space within the multi-tenant development by approximately 3,400 sq.ft. and to allow a maximum wall signage area up to 385 sq.ft., consistent with the plans and renderings provided, as submitted for Case #2-10-O. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea:

Respectfully submitted,



Ron Campbell,  
Union Township, Fiscal Officer

Approved: