

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held August 12, 2010

Union Township Trustees met in regular session on Thursday, August 12, 2010. The meeting was opened at 7:00 P.M. with the Pledge of Allegiance.

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

Administrator – Ken Geis
Assistant Chief Jackson
Lt. Gaviglia
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 July 22, 2010, regular meeting. Motion was seconded by Mr. Beamer. Mr. McGee –yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Assistant Chief Jackson presented his bi-monthly report to the Trustees.

Mr. Beamer thanked the Fire Department for their participation at the National Night Out event.

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

Mr. Beamer congratulated the Police Department on the new accreditation. He also thanked the Police Department for National Night Out.

Mr. McGee also thanked the Police Department, Fire Department, and Service Department for the success of National Night Out.

Mr. Donnellon commends the Police Department, Communications Department, and Fire Department for their steadfast system in sticking with to the standards that the Board of Trustees has set.

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 presented his bi-monthly report to the Trustees.

A public hearing was held on Zoning Case 8-10-O and Zoning Case 1-10-Z.

Mr. Donnellon swore in everyone wanting to speak on Zoning Case 8-10-O.

Bob Carpenter, 2026 Vine Street, Cincinnati, Ohio, 45202 from Carpenter's Sign Co. spoke in favor of Zoning Case 8-10-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 status, consisting of a request by Eyemart to increase the allowable wall signage area on its designated tenant space from the current maximum of 57.90 sq. ft. to approximately 88 sq. ft. as submitted for Zoning Case 8-10-O. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

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DAYTON LEGAL BLANK, INC., FORM NO. 1014B

Held

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submittal package dated July 20, 2010 for Zoning Case 1-10-Z. Motion was seconded by Mr. Donnellon. Mr. McGee – yea: Mr. Donnellon – yea: Mr. Beamer – yea.

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

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

Mr. McGee made a motion to establish September 23, 2010, public hearing relative to Wetherby Farms 6C Lighting District, as recommended by Ronald B. Campbell, Fiscal Officer. Motion was 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. McGee made a motion to adopt Resolution 2010-19, authorizing the abatement of noxious weeds or the removal of debris pursuant to Section 505.87 of the Ohio Revised Code at the following properties: (1) 4192 Cannon Gate Drive, Cincinnati, OH, 45245. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to adopt Resolution 2010-20, providing for the issuance and sale of various purpose notes in the principal amount of \$33,100,00, in anticipation of the issuance of bonds, for the purpose of discharging at maturity bond anticipation notes heretofore issued by Township (i) to pay the costs of constructing certain infrastructure projects and refunding certain outstanding general obligation bonds of the Township, (ii) paying costs related to the amendment of a master ISDA agreement with Royal Bank of Canada, and (iii) paying costs of issuance of the notes; and authorizing a registrar agreement, and a note purchase agreement. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. McGee made a motion to establish September 9, 2010, 7:00 p.m. for Union Township Records Commission Annual Meeting. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to authorize Mr. Geis, Township Administrator, to execute the service agreement with The Frank Gates Company for Ohio Worker's Compensation Group Rating Service. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. Donnellon excused himself from any discussion of the Letter of Intent submitted by CarePointe Real Estate, LLC.

Mr. McGee made a motion to authorize Mr. Geis, Township Administrator, to execute the Letter of Intent submitted by the CarePointe Real Estate LLC for the proposed purchase agreement of 8.013 acres on Glen-Este Withamsville Road. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – abstained.

Mr. McGee made a motion to authorize Mr. Geis, Township Administrator to execute the agreement with Time Warner Cable monthly service agreement of \$99.00. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. McGee made a motion to adjourn at 8:01 p.m. Motion was seconded by Mr. Beamer. Mr. McGee

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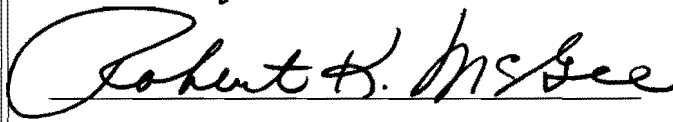
DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held August 12, 20 10

Approved:







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Zoning

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A Public Hearing was held on Zoning Case # 8-10-O.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for a single parcel (PIN 413105C242.), seeking relief from several provisions of the Zoning Resolution, including Sections 907.1 of the Zoning Resolution. If approved, this Overlay District application will grant an increase to the maximum permitted wall signage area permitted for EyeMart from 57.90 sq.ft. to 87.76 sq.ft. (approx. 88 sq.ft.). The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC} Overlay District classification within the State Route 32/Central Retail Corridor.

Mr. Donnellon swore in everyone wanting to speak on Zoning Case 8-10-O.

Bob Carpenter, 2026 Vine Street, Cincinnati, Ohio, 45202 from Carpenter's Sign Co. spoke in favor of Zoning Case 8-10-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 status, consisting of a request by Eyemart to increase the allowable wall signage area on its designated tenant space from the current maximum of 57.90 sq. ft. to approximately 88 sq. ft. as submitted for Zoning Case 8-10-O. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

A Public Hearing was held on Zoning Case # 1-10-Z

The applicant has submitted an application requesting that a single parcel (PIN 413213B285, 7.743 +/- acres) be rezoned from R-2 Single Family Residential (10,000 sq.ft.) to PD Planned Development with an accompanying Concept Plan in order allow for the future development of a single story retail banking facility and a separate two story commercial and office development to occur on portions of the subject property.

Mr. Donnellon swore in everyone wanting to speak on Zoning Case 1-10-Z.

Jim Watson, 3700 Park 52, Milford, Ohio, 45150, from McGill, Smith, & Punshon spoke in favor of Zoning Case 1-10-Z.

Mr. McGee in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve with modifications as recommended by the Zoning Commission the applicant's request to rezone the subject property from R-2 Single Family Residential District to PD Planned Development District and the accompanying conceptual Formal Plan as submitted in the revised site plans and development submittal package dated July 20, 2010 for Zoning Case 1-10-Z. Motion was seconded by Mr. Donnellon. Mr. McGee – yea: Mr. Donnellon – yea: Mr. Beamer – yea.

Respectfully submitted,



Ron Campbell,
Union Township, Fiscal Officer