

# RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held December 9,

20 10

Union Township Trustees met in regular session on Thursday, December 9, 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

Chief Deimling  
Chief Zinser  
Administrator – Ken Geis  
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 November 16, 2010, regular meeting. Motion was seconded by Mr. Beamer. Mr. McGee –yea: Mr. Beamer – yea: Mr. Donnellon – yea.

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. Donnellon and Mr. McGee commended Mr. Taylor on the lighting of the Christmas tree.

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 3-74-Z.

Mr. Donnellon swore in all people wanting to comment on Zoning Case 3-74-Z.

Graham Parlan, HPA Development Group, Inc., 7800 Cooper Road, Blue Ash, Ohio spoke in favor of the project.

Mr. Beamer in accordance with Section 640-649 of the Zoning Resolution made a motion to approve, the applicant's request approve a Major Amendment to an approved R-3 Planned Multi-Family District Formal Development Plan and incorporate recommended modifications in the staff report labeled number 1 and number 2. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

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

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

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Mr. Donnellon made a motion to appoint Mr. McGee to represent Union Township on the OKI Board of Directors. Motion was seconded by Mr. Beamer. Mr. Donnellon – yea: Mr. Beamer – yea: Mr. McGee.

Mr. Beamer made a motion to adopt Resolution 2010-25: Resolution to form a Community Improvement Corporation. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. McGee made a motion to give Mr. Geis, Township Administrator, authorization to execute a contract with Johnny Schott Talent & Events for an amount not to exceed \$11,000.00. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to give Mr. Geis, Township Administrator, authorization to execute the 2011 property casualty insurance agreement with Pilar Insurance. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Stuart Kennedy, 600 Kennedy Trails, asked about the Counties \$2,000,000 pledge to the Jungle Jim's project, asked about Menard's interest in the Biggs' Plaza, and he also asked for records request on various items.

John McGraw, 4604 Blainfield, thanked the Service Department for the signs on Village Glen Drive. He asked about the Resolution for the Township CIC, he asked that the documents on the website in a timely manner, and he asked if the Township attorney being used to represent private matters.

Mr. Donnellon, Mr. Beamer and Mr. McGee explained to Mr. McGraw that Mr. Geis explained the need for the Resolution of the Township CIC very clearly.

Mr. Donnellon told Mr. McGraw that the Township attorney is not representing any private matters.

Marvin Carter, 4572 Shepherd Road, asked about the Jungle Jims' deal. He also wanted to know if the fire hydrants were working properly.

Jeff Markovich thanked the board for the opportunity to service the township and their professionalism.

Nick Macke, 447 Windfern Forest Lane, asked who would be the Board of Directors of the Township CIC.

Mr. McGee made a motion to adjourn at 8:31 p.m. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea:

Meeting adjourned at 8:31 p.m.

Respectfully submitted,



Ron Campbell,  
Union Township Fiscal Officer

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Minutes of Union Township Trustees

Zoning Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held December 9, 2010

A public hearing was held on Zoning Case 3-74-Z.

The applicant has submitted an application requesting a Major Amendment to an approved R-3 Planned Multi-Family District Formal Plan for Harrison Woods Condominiums (PIN 413214A289, 413214A 290, and 413214A437-478 – 7.537 +/- acres) in order to reduce the total unit yield from 44 ranch condominiums with an optional second floor and attached garage unit to 32 freestanding, detached single family residential dwelling units. No other changes are proposed to the street layout, street lighting locations, or other development aspects, as this proposal simply requests a reduced unit yield and an amended floor plan design, with proposed elevations included as part of the submittal. Previously constructed units would remain as constructed at this time.

Mr. Beamer in accordance with Section 640-649 of the Zoning Resolution made a motion to approve, the applicant's request approve a Major Amendment to an approved R-3 Planned Multi-Family District Formal Development Plan and incorporate recommended modifications in the staff report labeled number 1 and number 2. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Respectfully submitted,



Ron Campbell,  
Union Township, Fiscal Officer

Approved:

