

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Zoning

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held August 11,

20 09

A public hearing was held on Zoning Case No. 6-09-O.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for a single parcel (PIN 413112A181.), seeking relief from Sections 907.2 and 912 of the Zoning Resolution in order to allow for the installation of a high-rise freestanding sign not along a street frontage. The applicant is proposing a Focus Area Overlay- Commercial Corridor {FA-CC) Overlay District classification within the State Route 125/Ohio Pike Corridor.

Larry Miners, 3822 Fox Tail Lane, Bridgetown, Ohio, 45248, spoke in favor of this project.

Tony McKinney, 2444 Crane Schoolhouse Road, Bethel, Ohio, 45106, spoke in favor of this project.

Mr. Beamer made a motion in accordance with Section 1310 of the Zoning Resolution, to approve the application for the Focus Area Overlay District status as submitted for M & M Commercial Leasing Company, LLC, for Case No. 6-09-O. Motion was seconded by Mr. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

A public hearing was held on Zoning Case No. 7-09-O.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for two parcels (PIN 413105D027. and 413105D171.), seeking relief from several provisions of the Zoning Resolution, including sections 907.1, 907.2, 907.3 and 913 of the Zoning Resolution. If approved, this Overlay District application would authorize the replacement of a non-conforming off premise monument sign, an on-premise sign close to an ingress/egress easement, and two wall signs larger than permitted under current standards. The applicant is proposing a Focus Area Overlay -- Commercial Corridor {FA-CC) Overlay District classification within the State Route 32/Central Retail Corridor.

Jeff Kohrman, Winegardner & Hammons, spoke in favor of the project.

Mr. Beamer in accordance with Section 1310 of the Zoning Resolution; made a motion to approve the application for the Focus Area Overlay District as submitted to the Board of Trustees for Clermont Hills Company for Case No. 7-09-O. Motion was seconded by Mr. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

A public hearing was held on Zoning Case 7-03-Z.

The applicant has submitted an application requesting a Major Amendment to an approved R-4 Single Family Variable Structure Residential Plan for Wetherby Farms and the Estates at Shayler Ridge in order to better reflect current market trends. If approved, the applicant's request would reduce the total of 39 single family “for sale” condominium units to 18 total units (three townhouse buildings), increase the lot area and orientation of the homes to be constructed on Ellery Drive, and reduce the lot area in the future northern section of the Estates at Shayler Ridge. By adding additional platted open space in the Estates of Shayler Ridge Section (from a total of 69.5 to 70.3 acres overall) and reducing the number of dwelling units in Wetherby Farms, the total number of units would drop from 474 to 471, thereby decreasing the overall gross development density from 2.37 units/acre to 2.36 units/acre.

Matt Walker, MI Homes, spoke in favor of this project.

Kim Schmerber, 999 Burgess Court, asked for more time to evaluate the new proposal.

Karen Wessel, 998 Burgess Court, Estates of Shayler Ridge, spoke against the proposal because of the smaller size and lesser values of the smaller homes.

Jeff Herrmann, 992 Burgess Court, spoke against the project.

Nicole Gillispie, 4218 Milaine, spoke against the project and the changing rules.

Richard Porter, 970 East Applegate, spoke against the project and asked the Trustees not to vote tonight.

John Stoy, 4124 Hallfield Lane, Estates of Shayler Ridge, spoke against the project and asked to table the vote.

Mary Longshire, 962 East Applegate, spoke against the project.

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Nancy Washburn, 4123 Rolling Creek, spoke against the project and the planned erosion by the plan.

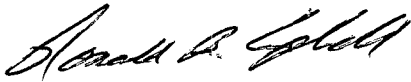
Steve Abbott, 4130 Rolling Creek Drive, spoke against the project and questioned the integrity, ethics, and legality of the MI Homes and the proposal.

Darlene Foltz, 4129 Rolling Creek Drive, spoke against the proposal and the need for MI to step up.

Meg Porter, 970 East Applegate, spoke against the proposal and the need for MI to step up.

Mr. Donnellon made a motion to table Case #07-03-Z until the August 25, 2009, meeting. Motion was seconded by Mr. McGee. Mr. Donnellon – yea: Mr. McGee – yea: Mr. Beamer – yea.

Respectfully submitted,



Ron Campbell,
Union Township, Fiscal Officer

Approved:

