

RECORD OF PROCEEDINGS

Minutes of Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held August 25, 20 09

Union Township Trustees met in regular session on Tuesday, August 25, 2009. The meeting was opened at 7:00 P.M. with the Pledge of Allegiance.

Roll call: Mr. McGee, Mr. Beamer, Mr. Donnellon, Fiscal Officer, Mr. Campbell, Administrator, Mr. Duckworth, Service Director, Matt Taylor, Chief Zinser, and Assistant Chief Auffart.

Mr. Beamer made a motion to approve the minutes from the August 11, 2009, regular meeting. Motion seconded by Mr. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

Mr. Donnellon made a motion to approve the minutes from the August 11, 2009, Zoning hearing – Case No. 6-09-O. Motion seconded by Mr. Beamer. Mr. Donnellon – yea: Mr. Beamer – yea: Mr. McGee – yea.

Mr. Beamer made a motion to approve the minutes from the August 11, 2009, Zoning hearing – Case No. 7-09-O. Motion seconded by Mr. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

FMJJH, Inc, doing business as El Rancho Grande & Patio, 4476 Glen Este Withamsville Road, Union Township, Cincinnati, Ohio, 45245, has applied for a liquor permit; there are no objections from the Union Township Police Department.

Assistant Chief Auffart 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. McGee thanked everyone for the excellent job done on National Night Out.

Mr. Duckworth presented his bi-monthly report and Zoning report to the Trustees.

Mr. Beamer made a motion for Union Township to turn the State Route 450/Union Gateway project over to Clermont County Transportation Improvement District. Motion was seconded by Mr. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

Mr. McGee swore in all those wishing to speak on the following case:

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

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

Jim Washburn, 4123 Roland Creek Drive, Estates of Shayler Ridge, spoke in favor this project except for the bridge.

John Wade, 4131 South Yorkshire Square, spoke in favor of this project.

Mr. Donnellon in accordance with Section 650-659 of the Zoning Resolution made a motion to approve the request for a Major Amendment to an approved R-4 Single Family Variable Structure Residential Plan for Wetherby Farms, Case # 7-03-Z with the 7 itemized recommended modifications from Mr. Wright’s memo. Motion was seconded by Mr. McGee. Mr. Donnellon – yea: Mr. McGee – yea: Mr. Beamer – yea.

Mr. Beamer made a motion to rescind by motion Resolution 2009-15 adopted by the Board on August 11, 2009. Motion was seconded by Mr. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

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

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

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Mr. Donnellon made a motion to offer Heather Magdich the position of Executive Assistant, effective August 31, 2009 at the annual salary of \$45,000. Motion was seconded by Mr. McGee. Mr. Donnellon – yea: Mr. McGee – yea: Mr. Beamer – yea.

Mr. McGee made a motion to promote Pat Ebright to the position of Cemetery Sexton, effective August 26, 2009, at a pay rate of \$28.44 per hour. Motion was seconded by Mr. Donnellon. Mr. McGee – yea: Mr. Donnellon – yea: Mr. Beamer – yea.

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

Mr. Beamer made a motion to adopt Resolution 2009-17 authorizing the abatement of noxious weeds or the removal of debris pursuant to Section 505.87 of the Ohio Revised Code at the following addresses: 1) 541 Aldor Lane, Cincinnati, Ohio 45255; 2) 4078 McLean Drive, Cincinnati, Ohio 45255. Motion was seconded by Mr. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

Mr. Donnellon made a motion to authorize Mr. Duckworth, Township Administrator, to enter into a contract with MALACHI for a summer youth employment program sponsored by Clermont Workforce One and to terminate the agreement with Arbor Youth Services, Inc. Motion was seconded by Mr. Beamer. Mr. Donnellon – yea: Mr. Beamer – yea: Mr. McGee – yea.

Mr. Beamer made a motion to adopt Resolution 2009-18, amending the ISDA agreement with Royal Bank of Canada. Motion was seconded by Mr. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

Mr. Donnellon made a motion to adopt Resolution 2009-19, authorizing the issuance of bond anticipation notes. Motion was seconded by Mr. Beamer. Mr. Donnellon – yea: Mr. Beamer – yea: Mr. McGee – yea.

Mr. Donnellon made a motion to appoint a committee to participate in a visioning process to review existing land-use plans within the Eastern Corridor. Motion was seconded by Mr. McGee. Mr. Donnellon – yea: Mr. McGee – yea: Mr. Beamer – abstained.

Mr. Beamer suggested that dates should be set for the fall junk dates and Fire Prevention week.

Deborah Vance, 5922 Pinto Place, Milford, and Gary Davis, 6280 Deerhaven Lane, Milford, asked to have their badges and credentials forwarded to them as retirees of the Police Department.

Mr. McGee made a motion to go into Executive Session at 8:41 p.m. pursuant to Section 121.22 of the Ohio Revised Code for the following:

1. To Discuss the Employment of Public Employees Pursuant to Section 121.22 (G) (1) of the Ohio Revised Code.

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

Mr. Donnellon made a motion to leave Executive Session at 10:46 p.m. with no action taken. Motion was seconded by Mr. Beamer. Mr. Donnellon – yea: Mr. Beamer – yea: Mr. McGee – yea.

Mr. McGee made a motion to appoint Mr. Duckworth as Clerk Pro-Tem. Motion was seconded by Mr. Donnellon. Mr. McGee – yea: Mr. Donnellon – yea: Mr. Beamer – yea.

Mr. Donnellon made a motion to adjourn. Motion was seconded by Mr. Beamer. Mr. Donnellon – yea: Mr. Beamer – yea: Mr. McGee – yea.

Meeting adjourned at 10:47 p.m.

Respectfully submitted,

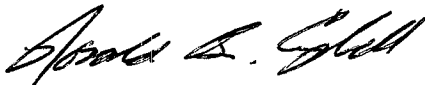
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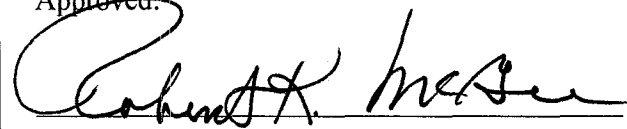
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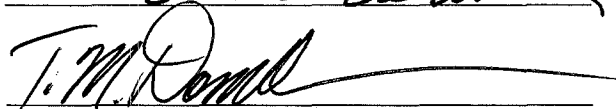


Ron Campbell,
Union Township, Fiscal Officer

Approved:







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Zoning Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held August 25,

20 09

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

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.

At the August 11, 2009 Regular Meeting, the Board Tabled a Major amendment request by M/I Homes relative to changing lot sizes and orientations in the Wetherby Farms/Estates at Shayler Ridge development. At that meeting, M/I committed to a working session with HOA residents to work through potential issues submitted at the hearing and address any concerns that may be pertaining to the development in the general and the proposed amendment. Since the last Trustee Meeting, M/I has met with the homeowners association and has agreed to several additional modifications to the proposed development plan to address buffering and identification issues associated with the proposed amendment

M/I Homes submitted correspondence on August 19, 2009 wherein they have committed to the following additional amendments to the proposed development plan:

1. Demarcation signage (entry monumentation) will be installed where the future phase intersects with Roland Creek Drive. The future section of ECO Series Homes will be called the "Reserves at Wetherby Farms."
2. The former park area in the rear of lots 381-388 as indicated on the plan for fronting along the south side of Ellery Drive shall be converted from planned natural space to a mowed, park- like area with an extensive landscaping buffering and plantings. A final plan is currently being developed at this time.
3. Fencing will be prohibited in the rear yards of lots 381-388.
4. All other aspects will remain as shown

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

Jim Washburn, 4123 Roland Creek Drive, Estates of Shayler Ridge, spoke in favor this project except for the bridge.

John Wade, 4131 South Yorkshire Square, spoke in favor of this project.

Mr. Donnellon in accordance with Section 650-659 of the Zoning Resolution made a motion to approve the request for a Major Amendment to an approved R-4 Single Family Variable Structure Residential Plan for Wetherby Farms, Case # 7-03-Z with the 7 itemized recommended modifications from Mr. Wright's memo. Motion was seconded by Mr. McGee. Mr. Donnellon – yea: Mr. McGee – yea: Mr. Beamer – yea.

Respectfully submitted,



Ron Campbell,
Union Township, Fiscal Officer

Approved:

