

# RECORD OF PROCEEDINGS

Minutes of Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held March 10,

20<sup>11</sup>

Union Township Trustees met in regular session on Thursday, March 10, 2011. 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 February 17, 2011, regular meeting. Motion was seconded by Mr. Beamer. Mr. McGee –yea: Mr. Beamer –yea: Mr. Donnellon – yea.

Mr. McGee made a motion to approve the minutes from the February 17, 2011, zoning 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. 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 work session was established to be held on April 7, 2011 at 10:00 am to discuss Mt. Carmel revitalization initiative and the 2020 budget forecast.

Mr. Taylor recognized Isaac Walker and Ken Dash, Union Township Service department, for their graduation from NC State Parks & Recreation Maintenance Management School.

Mr. Donnellon, Mr. McGee, and Mr. Beamer congratulated Isaac Walker and Ken Dash.

A public hearing was held on Zoning Case # 1-11-O and Zoning Case #8-04-Z.

All that wished to speak on the zoning cases were sworn in by Mr. Donnellon.

Mr. McFarland spoke in favor of Case #1-11-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 Donald MacFarland for a vacant, expired non-conforming structure in order to establish a martial arts studio therein, and to further authorize parcel consolidation of the same, as submitted for Case #1-11-O and include recommended modification #1. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Andrea Yang, attorney for Holman Brothers, spoke in favor of Case #8-04-Z.

Greg Holman, 870 Country Club Lane, Cincinnati, Ohio, 45245, spoke in favor of Case #8-04-Z

Mr. Beamer in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve as recommended by the Zoning Commission the applicant's request to rezone the subject properties from R-2 Single Family Residential District to PD Planned Development District and the accompanying Formal Plan as submitted and a modification that the landscaping plans will be held over or fine tuned at the major amendment level process. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

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The Board recognized Mr. Matthew A. Fraley for completing Eagle Scout Certificate of Recognition and presented him with a Certificate of Appreciation from Union Township.

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. 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. 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 establish Spring Junk Days for April 25-30, 2011 (Mon – Fri. 7 AM – 5 PM, Sat 8 AM – 4 PM). Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. McGee made a motion to authorize Mr. Geis, Township Administrator, to execute a mutual assistance agreement for emergency medical and fire fighting services between the Fire Chiefs' Alliance of Clermont County & Union Township. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. McGee made a motion to authorize Mr. Geis, Township Administrator, to execute a contract with TruGreen in the amount of \$3,400.00. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. Beamer informed everyone that the Jungle Jim's and Hillandale projects had elevations in the lobby.

Alex Lambros, 1069 Clough Pike, Cincinnati, Ohio, 45245, addressed the Board concerning the Walker indictment.

John McGraw, 4604 Blainfield, gave condolences to family of Tony Castellucio. He also asked for an update on 4298 Glen-Este Withamsville Road purchase, including the ownership.

Mr. McGee made a motion to adjourn at 8:03 p.m. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea:

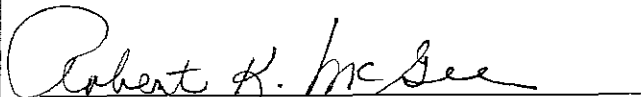
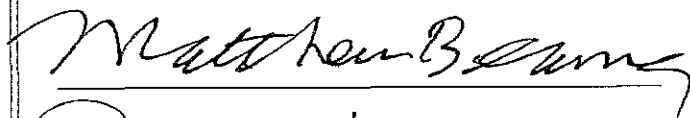
Meeting adjourned at 8:03 p.m.

Respectfully submitted,



Ron Campbell,  
Union Township, Fiscal Officer

Approved:



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Zoning

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A public hearing was held on Zoning Case # 1-11-O and Zoning Case #8-04-Z.

All that wished to speak on the zoning cases were sworn in by Mr. Donnellon.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for three parcels (PIN 413213A123, 413213A071, & 413213A252) seeking relief from several provisions of the Zoning Resolution, including Sections 1030, 1050, 1060, & 1070 of the Zoning Resolution. If approved, this Overlay District application will authorize the consolidation of parcels and the reoccupation and redevelopment of the former NazCar Café and Stables property into a martial arts studio for Eastgate Martial Arts Club. The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC} Overlay District classification within the Mt. Carmel Business Corridor.

Mr. McFarland spoke in favor of Case #1-11-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 Donald MacFarland for a vacant, expired non-conforming structure in order to establish a martial arts studio therein, and to further authorize parcel consolidation of the same, as submitted for Case #1-11-O and include recommended modification #1. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

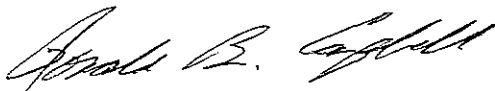
The applicant has submitted an application requesting that two parcels (PIN 413103I259 & 413103I079, totaling 1.95 +/- acres) be rezoned from R-2 Single Family Residential to PD Planned Development, and further incorporated within the previously approved Holman Motors PD Formal Plan established within Union Township Zoning Case No. 8-04-Z, as subsequently amended, in order allow for consolidation of said parcels into the overall approved PD Formal Plan for the site, and to allow for future development of the subject properties as a component of the overall Holman Motors PD, subject to the PD Major Amendment process.

Andrea Yang, attorney for Holman Brothers, spoke in favor of Case #8-04-Z.

Greg Holman, 870 Country Club Lane, Cincinnati, Ohio, 45245, spoke in favor of Case #8-04-Z

Mr. Beamer in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve as recommended by the Zoning Commission the applicant's request to rezone the subject properties from R-2 Single Family Residential District to PD Planned Development District and the accompanying Formal Plan as submitted and a modification that the landscaping plans will be held over or fine tuned at the major amendment level process. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Respectfully submitted,



Ron Campbell,  
Union Township, Fiscal Officer

Approved:

