

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held September 8,

20 11

Union Township Trustees met in regular session on Thursday, September 8, 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
Service Director – Matt Taylor
Assistant Administrator / Zoning Director – Cory Wright
IT Director – Chip Stewart
Administrator – Ken Geis

Mr. McGee made a motion to approve the minutes from the August 25, 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 August 25, 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 public hearing was held on Overlay Case No. 8-11-O and Zoning Case No. 22-83-Z

All that wished to speak on the overlay case and zoning case was sworn in by Mr. Donnellon.

Mr. McGee in accordance with Section 1310 of the Zoning Resolution made a motion to allow a small HVAC Contractor/Trade Service Use to reoccupy the property located at 495 Old SR 74 and to approve the application for the Focus Area Overlay District status, consisting of a request the Mt. Carmel Business District where a previous non-conforming use was terminated for more than two years for Case No. 8-11-O. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mike Bettinger, Designer with Design Services Company, 1716 Perrysburg – Holland Road, Holland, Ohio, 43528, spoke in favor of this project.

Mr. Beamer in accordance with Section 680-687 of the Zoning Resolution made a motion to approve the applicant's request approve a Major Amendment to an approved PD Planned Development District Formal Plan as submitted for Zoning Case No. 22-83-Z. 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. Donnellon. Mr. Beamer – yea: Mr. Donnellon – yea: Mr. McGee – yea.

Mr. Beamer made a motion to accept the bids for purchase of two UTFD ambulance units. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held September 8, 20 11

Mr. McGee, upon the recommendation of Ken Geis, Township Administrator, made a motion to award the contract for the purchase of two ambulance units to Buckeye Emergency & Specialty Vehicles, the lowest responsive and most responsible bidder, in the amount of \$506,016.00 and to further authorize the administrator to enter into an agreement with Buckeye Emergency & Specialty Vehicles for the purchase of two ambulance units and to execute any and all required documentation thereto. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

Mr. Beamer made a motion to adopt Resolution 2011-19, 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) 4620 Ashton Road, Cincinnati, OH 45244. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Mr. McGee thanked the Zoning Department for enforcing the noxious weeds and vegetation throughout the township.

Mr. Beamer thanked the Staff for their help with WoJo Way.

Mr. McGee made a motion to adjourn at 7:30 p.m. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea:

Meeting adjourned at 7:30 p.m.

Respectfully submitted,

Ronald B. Campbell
Ronald B. Campbell
Union Township Fiscal Officer

Approved:

T.M. Donnellon
Matthew Beamer
Robert H. McGee

RECORD OF PROCEEDINGS

Minutes of

Union Township Trustees

Zoning

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held September 8,

20¹¹

A public hearing was held on Overlay Case No. 8-11-O and Zoning Case No. 22-83-Z

All that wished to speak on the overlay case and zoning case was sworn in by Mr. Donnellon.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for a single parcel (PIN 413213C090), seeking relief from Sections 602, 661.4, and 1050 – 1071, inclusive, of the Zoning Resolution regarding the reoccupation of a terminated, non-conforming use and structure in combination where the previous lawful, authorized use was discontinued for more than two years. If approved, this request would allow the utilization of the lower level of the structure by a HVAC Contractor, with the upstairs remaining in residential use. The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC) Overlay District classification within the Mt. Carmel Business Corridor.

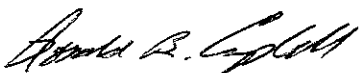
Mr. McGee in accordance with Section 1310 of the Zoning Resolution made a motion to allow a small HVAC Contractor/Trade Service Use to reoccupy the property located at 495 Old SR 74 and to approve the application for the Focus Area Overlay District status, consisting of a request the Mt. Carmel Business District where a previous non-conforming use was terminated for more than two years for Case No. 8-11-O. Motion was seconded by Mr. Beamer. Mr. McGee – yea: Mr. Beamer – yea: Mr. Donnellon – yea.

The applicant has submitted an application requesting a Major Amendment to an approved PD Planned Development District Formal Plan for Eastgate Village/Atlantes at Eastgate (PIN 413105F220 – 5.033 +/- acres) in order to construct a new 25,895 sq.ft. skilled care nursing and rehabilitation facility (30 units) on the subject property in order to supplement their existing assisted living community enterprise already situated thereon. The plan eliminates six (6) previously approved duplex-style independent living condominium units (12 units total).

Mike Bettinger, Designer with Design Services Company, 1716 Perrysburg – Holland Road, Holland, Ohio, 43528, spoke in favor of this project.

Mr. Beamer in accordance with Section 680-687 of the Zoning Resolution made a motion to approve the applicant's request approve a Major Amendment to an approved PD Planned Development District Formal Plan as submitted for Zoning Case No. 22-83-Z. Motion was seconded by Mr. McGee. Mr. Beamer – yea: Mr. McGee – yea: Mr. Donnellon – yea.

Respectfully submitted,


Ronald B. Campbell
Union Township Fiscal Officer

Approved:



