

RECORD OF PROCEEDINGS

Minutes of Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held March 24, 2016

Union Township Trustees met in regular session on Thursday, March 24, 2016. The meeting was opened at 7:00 P.M. with the Pledge of Allegiance.

Roll Call: Mr. Beamer, Mr. Acres, Mr. McGraw
Mr. Campbell, Fiscal Officer

Chief Deimling
Chief Gaviglia
Service Director – Matt Taylor
Planning & Zoning Director – Cory Wright
Administrator – Ken Geis

Mr. Beamer made a motion to approve the minutes from the March 10, 2016 regular meeting. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. Acres made a motion to approve the minutes from the March 10, 2016 zoning meeting. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Campbell thanked the American Legion Post #72 for their \$2,500 donations to the Police and Fire Departments.

Chief Deimling presented his bi-monthly report to the Trustees.

Chief Gaviglia 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. Geis presented his bi-monthly report to the Trustees.

A public hearing was held on Zoning Case No. 3-10-Z and Overlay Case No. 4-16-O.

All persons wishing to speak on the zoning and overlay cases were sworn in.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request for a Major Amendment to an approved PD Planned Development District and the accompanying Formal Development Plan as submitted, and to include the two recommended modifications as stated in the staff report for Zoning Case No. 3-10-Z. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Carl Hartman, 3478 Holly Ridge, Cincinnati, Ohio, spoke in favor of the project.

Mr. Acres, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, as submitted, and to include the three recommended modifications as stated in the staff report for Overlay Case No. 4-16-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

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

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

Mr. Beamer made a motion to approve the purchase orders as presented by Mr. Geis. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. Acres made a motion to declare the office of the Union Township Fiscal Officer vacant, effective April 1, 2016. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. McGraw made a motion to appoint Mr. Ronald Campbell as the Union Township Fiscal Officer effective April 1, 2016. Motion seconded by Mr. Beamer. Mr. McGraw – yea: Mr. Beamer – yea: Mr. Acres – yea.

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Mr. Acres spoke about the economic development in the area.

Mr. McGraw spoke on the economic development and congratulated Kohl's and Mt. Carmel Brewery on their successes.

Zachary King, Boy Scout Troop #511, attended the meeting for his citizenship badge.

Reed Boeddeker, 33 County Seat, Batavia, Ohio, asked about street repairs to various roads and the future plans for State Route 32 at GlenEste-Withamsville Road.

Mr. Beamer made a motion to adjourn at 7:47 p.m. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Meeting adjourned at 7:47 p.m.

Respectfully submitted,

Ronald B. Campbell

Ronald B. Campbell
Fiscal Officer

Approved:

John W. Shaw

Mitchell Beaman

Neal Acres

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Zoning

Meeting

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A public hearing was held on Zoning Case No. 3-10-Z and Overlay Case No. 4-16-O.

All persons wishing to speak on the zoning and overlay cases were sworn in.

The applicant has submitted an application requesting a Major Amendment to an approved PD Planned Development District Formal Plan several parcels (413215A106, 413215A107, 413215A108, 413215A055, 413215A115, 413215A124) totaling approximately 8.013 +/- acres, seeking approval to develop approximately 80,000 sq. ft. of structure, housing 97 Senior Skilled Care and Assisted Living units. Senior skilled care will be housed in a single story structure located in the rear of the site, with the two-story Assisted Living wing situated along the frontage of Gleneste-Withamsville Road.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request for a Major Amendment to an approved PD Planned Development District and the accompanying Formal Development Plan as submitted, and to include the two recommended modifications as stated in the staff report for Zoning Case No. 3-10-Z. Motion seconded by Mr. Acres. Mr. Beamer - yea: Mr. Acres - yea: Mr. McGraw - yea.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for multiple parcels (PIN 413219.018, 413219.019, 413219.020), seeking relief from the provisions of Section 602, 661-664, Article 8, and Article 9 generally, and Section 907, inclusive, of the *Union Township Zoning Resolution*. If approved, this Overlay District Application would authorize the redevelopment of Park Plaza on the corner of Gleneste-Withamsville Road and State Route 125, allowing the development of a new freestanding Domino's Restaurant constructed as an outparcel to the plaza. The applicant is proposing a Focus Area Overlay - Commercial Corridor {FA-CC} Overlay District classification within the Ohio Pike (SR 125) Commercial Corridor.

Carl Hartman, 3478 Holly Ridge, Cincinnati, Ohio, spoke in favor of the project.

Mr. Acres, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, as submitted, and to include the three recommended modifications as stated in the staff report for Overlay Case No. 4-16-O. Motion seconded by Mr. Beamer. Mr. Acres - yea: Mr. Beamer - yea: Mr. McGraw - yea.

Respectfully submitted,



Ronald B. Campbell
Fiscal Officer

Approved:

