

# RECORD OF PROCEEDINGS

Minutes of Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held May 12,

20 16

Union Township Trustees met in regular session on Thursday, May 12, 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  
Lt. Blankenship  
Service Director – Matt Taylor  
Planning & Zoning Director – Cory Wright  
Administrator – Ken Geis

Mr. Beamer made a motion to approve the minutes from the April 28, 2016 regular meeting. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Extreme Laser Tag LLC, doing business as Scallywag Tag, 491 Ohio Pike, Union Township, Cincinnati, Ohio, 45255 has applied for a liquor permit; there are no objections from the Union Township Police Department or Zoning Department.

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

Lt. Blankenship 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. 1-16-Z, Zoning Case No. 4-16-Z, and Zoning Case No. 5-16-Z.

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

Ron Roberts, Roberts Engineering, 602 Lila Avenue, Milford, Ohio spoke in favor of the project.

Rod Sparks, 4585 Helmsdale Court, spoke in favor of the project.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request to rezone the subject property from ER Estate Residential and M-1 Industrial to PD Planned Development, as submitted, and to include the recommended modifications one and two as stated in the staff report for Zoning Case # 1-16-Z as well as to further modify recommendation number three subjecting the monument style signage to review and approval by the zoning director. Motion seconded by Mr. McGraw. Mr. Beamer – yea: Mr. McGraw – yea: Mr. Acres – yea.

Mr. Acres, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the subject property from B-1 Business District and R-3 Planned Multi-Family District to PD Planned Development, as submitted, and to include the recommended modifications as stated in the staff report for Zoning Case # 4-16-Z. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mark Morrison, 360 Property Partners, 5905 East Galbraith, spoke in favor of the project.

Mike Mezher Jr., 8075 Beechmont Avenue, asked for the vote to be tabled and for a buffering landscape plan.

Tina Mills, 4351 GlenEste Withamsville Road, requested the discussion to be tabled.

Connie Merrill, 4161 Roland Creek Drive, asked about the number of entrances and the increased traffic.

Donna Hendricks, 4330 GlenEste Withamsville Road, spoke about construction and traffic.

Charles Raming, 554 Brantner Lane, spoke about the traffic and the development in that area.

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Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request to rezone the subject property from R-1 Single Family and PD Planned Development District to PD Planned Development, as submitted, and to include the recommended modifications of the Zoning Commission as stated in the staff report for Zoning Case # 5-16-Z. Motion seconded by Mr. McGraw. Mr. Beamer – yea: Mr. McGraw – yea: Mr. Acres – abstain.

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 hire Andrew Johnson for the position of Part-Time Summer Help, with an effective date of May 16, 2016, at a rate of \$10.00 per hour. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – abstain.

Mr. Beamer made a motion to approve and adopt revisions and updates to the Union Township Facilities Reservation Policies & Procedures Handbook. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. Acres made a motion to adopt Resolution 2016-09, authorizing the abatement and the removal of vegetation, noxious weeds, garbage, trash, and debris pursuant to Section 505.87 of the Ohio Revised Code at the following properties: 1) 550 Brantner Lane, Cincinnati, Ohio 45244 / PIN 413214B148; 2) 838 Wingate Drive, Cincinnati, Ohio 45245 / PIN 413219.182; 3) 841 Hawthorne Drive, Cincinnati, Ohio 45245 / PIN 414118.002; 4) 1015 Vixen Drive, Cincinnati, Ohio 45245 / PIN 415904.003; 5) 4000 GlenEste Withamsville Road, Cincinnati, Ohio 45245 / PIN 413219.013. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

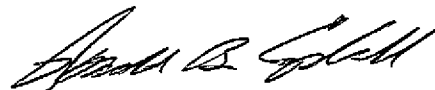
Mr. McGraw thanked Mr. Geis and Mr. Wright for their efforts with Crossroads Church at Jungle Jim's.

Adam Edwards, Troop #222 Church of Jesus Christ of the Latter Day Saints, attended the meeting for his citizenship merit badge.

Mr. Beamer made a motion to adjourn at 8:51 p.m. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.


Meeting adjourned at 8:51 p.m.

Respectfully submitted,



Ronald B. Campbell  
Fiscal Officer

Approved:



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A public hearing was held on Zoning Case No. 1-16-Z, Zoning Case No. 4-16-Z, and Zoning Case No. 5-16-Z.

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

The applicant has submitted an application to rezone PIN 393109A037, totaling 3.00 +/- acres, from ER Estate Residential and M-1 Manufacturing to PD Planned Development District, in order to accommodate the proposed three-phase Tru-Craft Roofing Project.

Ron Roberts, Roberts Engineering, 602 Lila Avenue, Milford, Ohio spoke in favor of the project.

Rod Sparks, 4585 Helmsdale Court, spoke in favor of the project.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request to rezone the subject property from ER Estate Residential and M-1 Industrial to PD Planned Development, as submitted, and to include the recommended modifications one and two as stated in the staff report for Zoning Case # 1-16-Z as well as to further modify recommendation number three subjecting the monument style signage to review and approval by the zoning director. Motion seconded by Mr. McGraw. Mr. Beamer - yea: Mr. McGraw - yea: Mr. Acres - yea.

The applicant has submitted an application requesting 34 parcels (PIN's referenced within application materials), be rezoned from B-1 and R-3 Multi-Family to Planned Development to facilitate a full scale renovation of the Piccadilly Square development. Recently, the applicant received authorization in Overlay Case #2-16-O to construct a new clubhouse, pool, recreational facilities, monument and entry signage, and other enhancements as necessary to move the project forward. Conditions of the approvals granted included applying for PD District rezoning, lot consolidation and renovations such that create a cohesive development.

Mr. Acres, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the subject property from B-1 Business District and R-3 Planned Multi-Family District to PD Planned Development, as submitted, and to include the recommended modifications as stated in the staff report for Zoning Case # 4-16-Z. Motion seconded by Mr. Beamer. Mr. Acres - yea: Mr. Beamer - yea: Mr. McGraw - yea.

The applicant has submitted an application requesting that six parcels (PIN's 413104A087, 413104A205, 413104A084, 413104A072, 414811.008 & 414811.007C) totaling 12.06 +/- acres, be rezoned from R-1 Single Family Residential and PD Planned Development to PD Planned Development, in order to construct two midrise, 4-story multi-family buildings housing 191 units each with a total floor area of 449,288 sq. ft. and a combined unit total of 382 units constructed on the property along with proposed courtyard style amenities, parking, and related improvements on the sites subject to this rezoning.

Mark Morrison, 360 Property Partners, 5905 East Galbraith, spoke in favor of the project.

Mike Mezher Jr., 8075 Beechmont Avenue, asked for the vote to be tabled and for a buffering landscape plan.

Tina Mills, 4351 GlenEste Withamsville Road, requested the discussion to be tabled.

Connie Merrill, 4161 Roland Creek Drive, asked about the number of entrances and the increased traffic.

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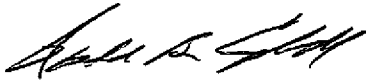
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Charles Raming, 554 Brantner Lane, spoke about the traffic and the development in that area.

Mr. Beamer, in accordance with Section 680-687 of the Zoning Resolution, made a motion to approve the applicant's request to rezone the subject property from R-1 Single Family and PD Planned Development District to PD Planned Development, as submitted, and to include the recommended modifications of the Zoning Commission as stated in the staff report for Zoning Case # 5-16-Z. Motion seconded by Mr. McGraw. Mr. Beamer - yea: Mr. McGraw - yea: Mr. Acres - abstain.

Respectfully submitted,



Ronald. B. Campbell  
Fiscal Officer

Approved:

