

RECORD OF PROCEEDINGS

Minutes of Union Township Trustees

Meeting

DAYTON LEGAL BLANK, INC., FORM NO. 10148

Held January 14, 2016

Union Township Trustees met in regular session on Thursday, January 14, 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 December 10, 2015 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 December 10, 2015 zoning meeting. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer made a motion to approve the minutes from the January 4, 2016 reorganizational meeting. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

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 Overlay Case No. 13-15-O, Overlay Case No. 14-15-O, Overlay Case No. 15-15-O and Overlay Case No. 16-15-O.

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

Derrick Ayers, 106 High Street, New Richmond, Ohio, spoke in favor of the project.

Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, consisting of a request by Ohio Valley Pet Care LLC, DBA Tailwagger's Doggy Daycare, to authorize the redevelopment of the former Alegna Realty offices into a specialty veterinary clinic and retail pet store, along with customary and accessory pet grooming, day-care, and boarding uses as submitted, and to include the three recommended modifications as stated in the staff report for Overlay Case No. 13-15-O. Motion seconded by Mr. McGraw. Mr. Beamer – yea: Mr. McGraw – yea: Mr. Acres – yea.

Mr. Acres, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this application for the Focus Area Overlay District status, consisting of a request to subdivide the existing multi-family residential property and the upholstery structure into two separate lots of record, as submitted, and to include the two recommended modifications as stated in the staff report for Overlay Case No. 14-15-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, as submitted for Overlay Case No. 15-15-O. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Craig Abercrombie, 3377 Compton Road, 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 two recommended

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modifications as stated in the staff report for Overlay Case No. 16-15-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. Beamer made a motion to hire Sydney Gallagher for the position of Part Time Post Office Retail Clerk, effective January 20, 2016, at an hourly rate of \$10.00 per hour. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. Acres made a motion to authorize the transfer of obsolete 2001 International Ambulance to the Village of Amelia, Clermont County, Ohio, along with miscellaneous obsolete equipment and to further authorize the Township Administrator and/or Fiscal Officer to execute all documentation required to complete transfer of the same. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer made a motion to approve the donation of ROW from the Board of Township Trustees of Union Township, Clermont County, Ohio, to the Clermont County Transportation Improvement District, in conjunction with the Clermont County TID Project CLE CR3 – Aicholtz Road Connector Project, in the form of a perpetual highway (85-SH) easement totaling 0.057 acres (existing + proposed) in area (0.021 net acres), and a perpetual utility easement (85-U) totaling 0.012 net acres, from Parcel ID # 413215E089/Parcel #85, otherwise identified as 4401 Aicholtz Road, Cincinnati, OH 45245, and further authorizing the Township Administrator to execute any and all documentation relative to, and in furtherance of the same. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. Acres made a motion to authorize Ken Geis, Township Administrator, to secure property/casualty/liability insurance for Union Township, effective January 31, 2016 through Hylant Insurance, with The Ohio Plan Risk Management Inc., and to further authorize the execution of all relevant documentation thereto. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Mr. Beamer made a motion to authorize the Township Administrator to negotiate and enter into an agreement between Union Township and Dynegy Energy Services relative to retail electric generation pricing for all Union Township electrical and street lighting accounts. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Mr. McGraw made a motion to increase Chief Gaviglia's pay to \$103,542.40 per year. Motion seconded by Mr. Beamer. Mr. McGraw – yea: Mr. Beamer – yea: Mr. Acres – yea.

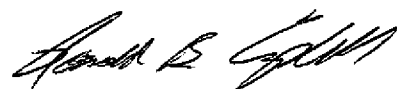
Mr. McGraw spoke about Frank Gersen and recognized him for his efforts in starting the Free Store. He offered his condolences to the family in his passing.

Jeannie M. Zurmehly introduced herself as a candidate for Clermont County Treasurer in the upcoming March election.

Mr. Beamer made a motion to adjourn at 7:54 p.m. Motion seconded by Mr. Acres. Mr. Beamer – yea: Mr. Acres – yea: Mr. McGraw – yea.

Meeting adjourned at 7:54 p.m.

Respectfully submitted,



Ronald B. Campbell
Fiscal Officer

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Approved:

Tom McHaw
Mustafa B. Banna
Loed Aves

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A public hearing was held on Overlay Case No. 13-15-O, Overlay Case No. 14-15-O, Overlay Case No. 15-15-O and Overlay Case No. 16-15-O.

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

The applicant has submitted an application requesting an Overlay District Plan approval from the Union Township Board of Trustees for one parcel (PIN 413105B069), seeking relief to Sections 602, 661-664, & 1050-1071 of the *Union Township Zoning Resolution*. If approved, this Overlay District Application would authorize the applicant to modify the existing office/warehouse space into a pet store retail establishment, with veterinary services, and boarding/day-care services offered at the facility. The applicant is proposing a Focus Area Overlay—Neighborhood Quality Corridor [FA—NQ] Overlay District Classification within the Old State Route 74 (Summerside/Willowville) Corridor.

Derrick Ayers, 106 High Street, New Richmond, Ohio, spoke in favor of the project.

Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, consisting of a request by Ohio Valley Pet Care LLC, DBA Tailwagger's Doggy Daycare, to authorize the redevelopment of the former Alegna Realty offices into a specialty veterinary clinic and retail pet store, along with customary and accessory pet grooming, day-care, and boarding uses as submitted, and to include the three recommended modifications as stated in the staff report for Overlay Case No. 13-15-O. Motion seconded by Mr. McGraw. Mr. Beamer – yea: Mr. McGraw – yea: Mr. Acres – yea.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for a single parcel (PIN 413112B188), seeking approval to allow the preservation and designation of existing uses on the subject property as lawful conforming uses, and further allowing a lot split in order to subdivide the upholstery shop onto its own parcel, thereby allowing transfer and sale to the present owner/operator of the business located there. If approved, this Overlay would authorize relief to Sections 602, 661-664, and Sections 1050-1071, inclusive, of the *Union Township Zoning Resolution*. The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC} Overlay District classification within the Ohio Pike Commercial Corridor.

Mr. Acres, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this application for the Focus Area Overlay District status, consisting of a request to subdivide the existing multi-family residential property and the upholstery structure into two separate lots of record, as submitted, and to include the two recommended modifications as stated in the staff report for Overlay Case No. 14-15-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

The applicant has submitted an application requesting Overlay District Plan Approval from the Union Township Board of Trustees for a single parcel (PIN 413112A098) seeking relief from the provisions of Sections 602, & 661-664, & 1050-1071, inclusive of the *Union Township Zoning Resolution*, in order to substitute a recreational fitness use where existing commercial warehouse/trade service use and retail use was previously authorized, within proximity to a residential use/zone. The applicant is proposing a Focus Area Overlay – Commercial Corridor {FA-CC} Overlay District classification within the Ohio Pike Commercial Corridor.

Mr. Beamer, in accordance with Section 1310 of the Zoning Resolution, made a motion to approve this Focus Area Overlay District application, as submitted for Overlay Case No. 15-15-O. 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 two parcels (PIN 413119.052, 413219.077) seeking relief from the provisions of Sections 602, & 661-664, 1030 &

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1050-1071, inclusive of the *Union Township Zoning Resolution*, in order to redevelop the former non-conforming Busken's drive thru location into a new RightWay Automotive Sales Facility, adjacent to a Residential Use/Zone, which will include new structure, parking, landscaping, and related site improvements. The applicant is proposing a Focus Area Overlay – Commercial Corridor (FA-CC) Overlay District classification within the Ohio Pike (SR 125) Commercial Corridor.

Craig Abercrombie, 3377 Compton Road, 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 two recommended modifications as stated in the staff report for Overlay Case No. 16-15-O. Motion seconded by Mr. Beamer. Mr. Acres – yea: Mr. Beamer – yea: Mr. McGraw – yea.

Respectfully submitted,



Ronald B. Campbell
Union Township Fiscal Officer

Approved:

