
BE IT RESOLVED by the Township Trustees of Union Township, Butler County, Ohio that:

WHEREAS, by advertisement, a public hearing to amend the Union Township Zoning Resolution was held on September 23, 1997 on the application of Larry Inkrott (06-97) to redistrict from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District), for the following described property:

Property to be redistricted by the proposed amendment situated and being in Section 23, Town 3, Range 2, Union Township, Butler County, Ohio and being a 2.931 acres. Said 2.931 acres being more specifically described as follows:

Beginning at the northeasterly corner of Lot #8 of the aforesaid Lakeland Subdivision, on the westerly right-of-way line of Cincinnati-Dayton Road:

Thence from said point of beginning along the easterly line of lots #8 through #4, the same being the aforesaid westerly right-of-way line South 3°07'45" West 484.36 feet;

Thence on a curve to the right an Arc distance of 31.42 feet, said curve having a radius of 20.00 feet and a chord which bears South 48°07'45" West 28.28 feet to the southerly line of lot #4, the same being the northerly right-of-way line of Lakeland Court;

Thence along said lot and right-of-way line North 86°52'15" West 229.72 feet to the southwesterly corner of said lot;

Thence along the westerly line of lots #4 through #8 of said subdivision North 3°07'45" East 518.94 feet to the northwesterly corner of lot #8;

Thence along the northerly line of lot #8 South 83°31'45" East 250.15 feet to the point of beginning

Containing 2.931 acres according to a Rezoning Plat (drawing C-97110) dated May, 1997: Subject however, to all rights-of-way, easements and restrictions of record heretofore granted which are applicable to and effective against said land.

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and

WHEREAS, the Union Township Zoning Commission recommended approval (Resolution 97-23) of this district change from A-1 to C-PUD Districts; and

WHEREAS, said application was reviewed by the Board of Township Trustees and determined to be inconsistent with the Union Township Land Use Plan.

THEREFORE BE IT RESOLVED, that by a failure to achieve the unanimous vote necessary to overturn the decision of the Union Township Zoning Commission, the Board of Trustees does hereby approve with the following conditions the district change from A-1 to C-PUD, for the aforesaid application.

- 1) A detailed drainage plan and calculations, prepared and stamped by a professional engineer, shall be submitted with any Final Development Plan application.
- 2) All Final Development Plans shall require the dedication of seventeen (17) feet of right-of-way along the frontage of Cincinnati-Dayton Road to Butler County.
- 3) No Final Development Plan shall be approved until the proposed open space areas have been recorded as such and dedicated to an established Property Owner's Association.
- 4) All Final Development Plan submittals shall meet all applicable parking provisions of the Union Township Zoning Resolution, including setbacks of parking areas from property lines.

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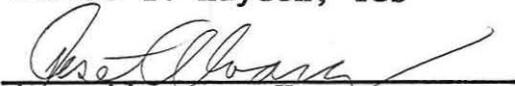
- 5) All Final Development Plan submittals shall include a detailed landscaping plan.
- 6) No Final Development Plan shall be approved until fire hydrant locations are reviewed and approved by the Union Township Fire Department.
- 7) Permitted signage shall be determined at Final Development Plan stage
- 8) The specific location of the proposed permanent curb cut on Cincinnati-Dayton Road and the specific locations of cross accesses from properties shall be determined at Final Development Plan approval stage. At Final Development Plan approval stage, all cross accesses and the permanent curb cut Cincinnati-Dayton Road shall be recorded as public access easements. Documentation shall be submitted to the Planning and Zoning Department.
- 9) Temporary access to lot 4 shall be from the existing asphalt driveway located on lot 5. Said driveway shall be recorded with the Butler County Engineer's Office as temporary and a copy of such shall be submitted to the Planning and Zoning Department. At Final Development Plan for lots 4 and 5, improvements may be necessary to the existing drive to ensure the protection of public safety. This temporary driveway shall be closed when lots 4 or 5 can reasonable gain access from the proposed permanent curb cut.
- 10) No Final Development Plan for lot 4 shall be approved until the existing driveway on Lakeland Court has been removed and all other existing driveways from Cincinnati-Dayton Road are recorded as temporary with the Butler County Engineer's Office and a copy of such is submitted to the Planning and Zoning Department.
- 11) The following shall be the permitted uses for lots 4, 5, 6, and 7:
Any principally permitted use in the O-1 (Low Intensity Office) and O-2 (General Office) Districts, as outlined in the Union Township Zoning Resolution

The following shall be the permitted uses for lot 8 as outlined in the Union Township Zoning Resolution:
Any principally permitted use in the O-1 (Low Intensity Office), O-2 (General Office), and B-1 (Neighborhood Business) Districts, as outlined in the Union Township Zoning Resolution.

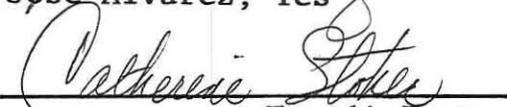
Adopted the 14th day of OCTOBER, 1997



 Thomas I. Hayden, Yes



 Jose Alvarez, Yes



 Catherine Stoker, Yes
 Township Trustees

Attest: 

 Patricia Williams
 Township Clerk