

RESOLUTION NO. 48-A-97

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

WHEREAS, text amendments to the Union Township Zoning Resolution were initiated by motion of the Union Township Board of Trustees on August 12, 1997 (Resolution 28-97); and

WHEREAS, said amendments were certified to the Butler County Planning Commission, as required by law, on August 14, 1997, for a recommendation to the Union Township Zoning Commission; and

WHEREAS, the Butler County Planning Commission recommended approval with modifications of said text amendment request to the Union Township Zoning Commission, at a meeting held in conjunction therewith on September 9, 1997; and

WHEREAS, said amendments, numbered Case 07-97, were submitted to the Zoning Commission for a recommendation to the Union Township Board of Trustees; and

WHEREAS, said amendments were reviewed by the Zoning Commission at a public hearing held in conjunction therewith on September 15, 1997; and

WHEREAS, said amendments were reviewed by the Zoning Commission with respect to their effect and impact on land use in the township; and

WHEREAS, the Union Township Zoning Commission recommended the approval of said amendments (Resolution 97-24) to the Union Township Zoning Resolution with the following modifications:

- 1) Article 10, Subsection 10.21: Proposed language shall read **...Pursuant to Article 8**, the Board of Zoning Appeals shall have the power to hear and decide ...
- 2) Article 10, Subsection 10.21: Proposed language shall read ... Notices to property owners and the Zoning Administrator must state the ~~utilities~~ **utility's** intention ...and ...within 20 days of the mailing date of the ~~utilities~~ **utility's** notice to affected property owners...
- 3) Article 10, Subsection 10.22: Proposed language shall read ... Any wireless and cellular telecommunication tower **granted conditional use approval by the Board of Zoning Appeals, pursuant to Article 10, Subsection 10.21 or proposed to be located in an A- or R-District** and which has been determined to be subject to township zoning shall require the issuance of a zoning certificate....
- 4) Article 30, Subsection 30.05 a) and b): Proposed language shall read Other proposed **public** roads
- 5) Article 30, Subsection 30.071: Proposed language shall read (See Figure 14 in Graphic Appendix).
- 6) Article 30, Subsection 30.092: Proposed language shall read ... Festivals are permitted when sponsored by an **Association whose majority of its membership includes merchants or owners of property or businesses located in the CBD District.**
- 7) Article 30, Subsection 30.131: Proposed language shall read ... plus one space for each 30,000 sq. ft. over 40,000 sq. ft. of building area.

- 8) Article 30, Subsection 30.141: Proposed language shall read Real estate signs displayed at locations other than on the premises offered for sale or rent, **except within a recorded subdivision and on private property with the approval of the owner.**
- 9) Article 30, Subsection 30.142 a): Proposed language shall read (See Figure 15 in Graphic Appendix).
- 10) Article 30, Subsection 30.143 f): Proposed language shall read ... All such signs shall have foundation plantings. ~~Plantings shall be selected from the approved species listing (See Figure 15 in Graphic Appendix).~~
- 11) Article 31, Subsection 31.025, 31.026, 31.029, 31.030, 31.031: Proposed language shall read ... **any lot recommended as a residential use, pursuant to the Union Township Proposed Land Use Map, excluding any lot recorded for open space or greenbelt purposes.**
- 12) Article 31, Subsection 31.72 Proposed Language shall read Pavement Setback **25 ft.**
- 13) Figure 13 of Graphic Appendix Proposed language shall read ~~Plant List Tree List I and Substitute List Tree List II~~
- 14) See attached for additions to Graphic Appendix for Figures 13, 14, and
- 15) Figure 15 of Graphic Appendix shall be some community approved UC logo

WHEREAS, the Union Township Board of Trustees, held a public hearing as required by law, on October 14, 1997, regarding the proposed amendments to the Zoning Resolution.

THEREFORE BY IT RESOLVED, the Union Township Board of Trustees does hereby agree with the recommendations of the Union Township Zoning Commission and approves the proposed text amendments to the Zoning Resolution as indicated in case 07-97 with the modifications as indicated by the Union Township Zoning Commission and furthermore with the following additional modifications:

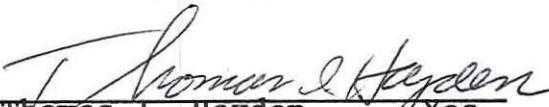
- 1) Article 20, Subsection 20.095 a) Proposed language shall read No billboard sign shall exceed ~~six hundred seventy two (672)~~ **four hundred forty-eight (448)** square feet ...
- 2) Article 30, Subsection 30.142 Proposed language shall read A permanent business park identification sign which identifies the name and address **and any tenant** of the park or subdivision may be located on any lot within the park or subdivision which is located at the entrance of the park or subdivision. Said signs may be located on the same lot as an accessory business sign, and are subject to the following requirements:
 - a) No such sign shall exceed ~~sixty eight (68)~~ **eighty (80)** square feet in identification display area. Sixteen (16) square feet of the permitted ~~sixty eight (68)~~ **eighty (80)** square feet of display area shall incorporate the approved Union Centre logo (See Figure 15 in Graphic Appendix).
 - c) No such sign or any portion of the structure they may be integral with, shall exceed ~~ten (10)~~ **fifteen (15)** feet ~~from grade.~~ **in height from the elevation of any street such sign fronts.**

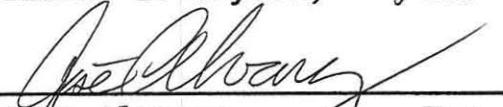
d) Any business park identification sign that incorporates a tower, monument, or landmark design and exceeds fifteen (15) feet in height from the elevation of any street such sign fronts shall require special exception approval by the Union Township Board of Zoning Appeals.

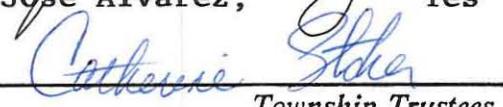
e)d) Permitted materials for business park identification sign structure shall be granite, concrete, brick, stone, or natural masonry.

3) Article 30, Subsection 30.143 d) Proposed language shall read No such signs or any portion of the structure they may be integral with, shall exceed ~~six (6)~~ **eight (8)** feet from grade or in height from the elevation of any street such sign fronts, whichever is higher.

Adopted the 28th day of October, 19 97


Thomas I. Hayden, Yes


Jose Alvarez, Yes


Township Trustees
Catherine Stoker Yes

Attest: 
Township Clerk