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*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 December 9, 1997 on the application of Richard Morris (09-97) to redistrict from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development District), for the following described property:

Property to be redistricted by the proposed amendment situated and being in Section 12, Town 2, Range 2 between the Miami Rivers, Union Township, Butler County, Ohio and being more particularly described as follows:

TRACT I: Situate in the northwest corner of Section 12, Town 2, Range Two 2, between the Miami Rivers and in Union Township, Butler County, Ohio;

Beginning at the northwest corner of said section;  
thence east eighteen chains and twenty-five links;  
thence south nine chains and twenty four links;  
thence west five chains;  
thence south twenty seven chains and eighty-seven links;  
thence south 77 1/2° west, fourteen chains and sixty links;  
thence north forty chains and thirty-five links to the place of beginning, containing fifty-seven and thirty-seven hundredths acres of land.

SAVE AND EXCEPTING a tract of two (2 ) acres of land heretofore taken off of the above described real estate and more particularly described at Deed Volume B79, Page 685, of the Butler County, Ohio Deed Records.

TRACT II: Situate in the northwest part of Section 12, Town 2, and Range 2, between the Miami Rivers in Union Township, Butler County, Ohio;

Beginning at a stone nine and twenty-four hundredths chains south of the north line and eighteen and twenty-five hundredths chains east of the west line of said Section running  
thence south one and three-fourths degree west twenty-six chains and ninety-one links;  
thence south seventy-eight and one-half degrees west, four chains and twenty-eight links;  
thence north twenty-seven chains and eighty-seven links;  
thence south eighty-eight and one-third degrees east, five (5) chains to the place of beginning, containing twelve and sixty hundredths acres of 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 97-30) of this district change from A-1 to R-PUD Districts; and

**WHEREAS**, said application was reviewed by the Board of Township Trustees and determined to be consistent with the objectives of 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 R-PUD, for the aforesaid application.

1) All Final Development Plan submittals shall include a detailed drainage plan prepared and stamped by a professional engineer.

- 2) 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.
- 3) All Final Development Plans shall include a detailed landscaping plan.
- 4) All private roadways shall be constructed per the Butler County Engineer's Office standards.
- 5) No Final Development Plan shall be approved until access easements are recorded providing cross access to each property from the proposed private drives.
- 6) No Final Development Plan shall be approved until the water main and fire hydrant system are reviewed and approved by the Union Township Fire Department.
- 7) All Final Development Plan submittals shall include a siren operator controlled opener and a Knox Box to be installed at the proposed gate.
- 8) All Final Development Plan submittals shall include a detailed plan of the proposed open space areas.

Adopted the 29th day of December, 1997

Thomas I. Hayden  
Thomas I. Hayden, Yes

Jose Alvarez  
Jose Alvarez, Yes

Catherine Stoker  
Township Trustees  
Catherine Stoker, Yes

Attest: Patricia Williams  
Township Clerk