

**RESOLUTION NO. 95-61**

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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 12, 1995 on the application of Schumacher Dugan Construction, Inc. (07-95) to redistrict from A-1 (Agricultural District) to M-2 (General Industrial District), for the following described property:

Situated and being in Sections 3 & 4, Town 2, Range 2, Union Township, Butler County, Ohio and being more particularly described as follows:

Beginning in the east line of said section at a point 1060.4 feet south of the northeast corner thereof;

- Thence continuing south 1° west along the east line of said section, 4326.85 feet to the southeast corner thereof;
- Thence north 85° west along the south line of said section, 2000 feet to a corner;
- Thence north 1° east 4303.5 feet to the southeast corner of a 30 acre tract owned by Charles H. Shepherd;
- Thence south 87°55' east 2004 feet to the place of beginning; containing 197.8 acres.

Beginning at a stone at the northeast corner of said section;

- Thence south 0°45' west along the center of Rialto Road and along the east line of said section, a distance of 801.90 feet to a point;
- Thence along the center line of Rialto Road, south 54°30' west a distance of 341.50 feet to the center of the Big Pond Ditch;
- Thence along the center of said Ditch north 57°15' west a distance of 2134.50 feet to a point;
- Thence north 77°15' east 134 feet to a stake on the north line of said section;
- Thence along said north line south 84°30' east 1993.70 feet to the place of beginning; containing 28.07 acres of land. Subject to all legal highways.

Beginning at the northeast corner of said Section 3 and at the point of intersection of the center line of Rialto Road with the center line of Mills Road;

- Thence with the east line of said Section 3 and the center line of Rialto Road, South 2°18'00" west 801.90 feet to a point;
- Thence with the center line of Rialto Road, south 56°03'00" west, 341.50 feet to an iron spike in the bridge over Mill Creek at the southerly corner of a 28.07 acre tract as recorded in Vol. 473, page 237 of the Butler County, Ohio Deed Records;
- Thence with the southwesterly line of said 28.07 acre tract, north 55°59'45" west, 575.00 feet to the real point of beginning for this conveyance; running thence from said real point of beginning, by a new division line, north 57°00'05" west, 1618.21 feet to a point in the southerly line of a 76 acre tract designated as No. 3 and recorded in Vol. 341, page 88 of said County Deed Records;
- Thence with the southerly line of said 76 acre tract, north 78°48'00" east 40.00 feet to an iron pin at the westerly corner of the aforesaid 28.07 acre tract;
- Thence with the southwesterly line of said 28.07 acre tract, south 55°59'45" east, 1589.78 feet to the place of beginning; containing 0.518 of an acre; subject to all easements of record.

**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 95-36) of this district change from A-1 to M-2 Districts; and

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

**WHEREAS**, said application was reviewed by the Board of Township Trustees and determined to be consistent 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 the district change from A-1 to M-2, for the aforesaid application.

Mr. Alderson.....Yes  
Mrs. Stoker.....No  
Mr. Alvarez.....Yes

Adopted the 19th day of DECEMBER, 19 95

Catherine Elder

Jose T Alvarez

Walter Alderson

Township Trustees

Attest: Patricia Williams  
Township Clerk

**UNION TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 95-36  
(07-95)**

**WHEREAS,** application of Schumacher Dugan Construction, Inc. was submitted to the Union Township Zoning Commission for a district change from A-1 (Agricultural District) to M-2 (General Industrial District); and

**WHEREAS,** said amendment was reviewed by the Zoning Commission at a public hearing held in conjunction therewith on November 20, 1995; and

**WHEREAS,** said amendment was reviewed by the Zoning Commission with respect to the Union Township Land Use Plan.

**NOW THEREFORE BE IT RESOLVED,** that on the basis of the above findings, the Union Township Zoning Commission does hereby recommend approval of a district change from A-1 (Agricultural District) to M-2 (General Industrial District) for the aforesaid application.

**BE IT FURTHER RESOLVED,** that on the basis of the above findings and by the authority vested in the Zoning Commission, said Commission herewith certifies the recommendation of approval for the above captioned amendment to the Union Township Board of Trustees for action as provided by law.

Union Township, Butler County  
November 20, 1995

Chairman:



D. Michael Kramer

Township Planner:



Judith A. Carter