

RESOLUTION NO. 92-57

Butler County, Ohio

Be It Resolved by the Township Trustees of Union Township,

that

WHEREAS, by advertisement, a public hearing regarding a proposed major change to the Overall PUD Plan for Beckett Ridge was held on October 13, 1992, on the application the Lakota Local School District to revise the Preliminary Development Plan for Phase R-Z1 and R-Z2 of Beckett Ridge from approved multi-family (14 units/acre) to a proposed Lakota High School Development on the 75.9 acre site described in the legal description submitted with the application; and

WHEREAS, the Butler County Planning Commission recommended approval of said revision; and

WHEREAS, the Union Township Zoning Commission recommended approval of said revision with the following conditions:

- 1 ) Applicant shall extend Allen Road through site (100 R.O.W.) to Beckett Road. Intersection improvements at Allen and Rialto Roads and Allen and Beckett Roads and final road construction details shall be determined on the Final Development Plan and are subject to the approval of Union Township and the Butler County Engineer.
2 ) The exact location of the extended portion of Allen Road and its alignment with Beckett Road shall be determined on the Final Development Plan and is subject to the approval of Union Township and the Butler County Engineer. The location of school facilities, as indicated on the Preliminary Development Plan are subject to change on the Final Development Plan as warranted by the final location of extended Allen Road or other final engineering details necessary to assure the public health safety and welfare.
3 ) The applicant shall provide ditch and berm improvements along the frontage of the site on Rialto and Beckett Roads.
4 ) The applicant shall provide additional right-of way as needed by the Butler County Engineer for the future realignment of Beckett Road on the north-west corner of the site and additional half-right-of way (50 ft.) on the remainder of Beckett Road and Rialto Road.

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

WHEREAS, said application was reviewed by the Trustees with respect to the potential land use of this area.

THEREFORE BE IT RESOLVED, that by unanimous vote, the Board of Trustees does hereby agree with the recommendation of the Union Township Zoning Commission and approve the major change to the Overall Beckett Ridge PUD for Phase R-Z1 and R-Z2.

Adopted the 13 day of October 19 92

Attest: Patricia Williams Township Clerk.

Gary H. Bates
Township Trustees