

\*\*\*\*\*

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

**SUPPLEMENT RESOLUTION  
TO RESOLUTION 2-99-A  
ZONE CHANGE CASE 13-98 TIPTON INTERESTS, INC.**

**WHEREAS**, by advertisement, a public hearing to amend the Union Township Zoning Resolution was held on January 12, 1999 on the application of Tipton Interests (13-98) to redistrict from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) for the following described property:

Situated in Section 18, Town 3, Range 2, Union Township, Butler County, Ohio and being more particularly described as follows:

Beginning at a concrete monument in the east line of Section 18, found by measuring along the east line of said section N 4°26'E, 774.91 feet from a railroad spike at the southeast corner of said section in the centerline of Tylersville Road;

thence from said beginning point, departing said section line N 69°35'38" W, 1820.52 feet to a concrete monument on the east right of way line of Interstate 75;

thence along said east right of way line N 28°26'15" E, 428.95 feet to a concrete monument; thence continuing along said right of way line N 24°48'08" E, 814.54 feet to a concrete monument found;

thence departing said right of way line S 70°32'41" E, 1337.95 feet to an iron pin in the east line of section 18;

thence along the east line of section 18, S 4°26'W, 1309.64 feet to the Point of Beginning, containing 45.018 acres and being subject to all legal 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 98-37) of this district change from A-1 to C-PUD District; and

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

**WHEREAS**, the Board of Trustees adopted Resolution 2-99-A, approving zone change case 13-98; and

**WHEREAS**, the Board of Township Trustees has reviewed the adoption of Resolution 2-99-A and the proposed supplement to said Resolution; and

**THEREFORE BE IT RESOLVED**, that the Board of Trustees does hereby accept the recommendation of approval with conditions, as originally submitted by the Zoning Commission, thereby amending Resolution 2-99-A for the aforesaid district change from A-1 to C-PUD and does hereby unanimously approve the following amended:

**Signage:**

- a) One high-rise interstate sign along I-75 not to exceed 70 feet in height and 400 square feet of display area.
- b) With the Butler County Engineer's Office's approval, one center identification sign located within the future median of Dudley Drive not to exceed 35 feet in height and 325 square feet of display area.

- c) One sign located at the proposed intersection of Cox Road and Dudley Drive not to exceed 20 feet in height and 144 square feet of display area.
- d) Each outlot shall receive one ground mounted sign not to exceed 10 feet in height and 40 feet of display area.
- e) Detailed elevations of signs, including proposed materials, shall be reviewed and approved at the Final Development Plan stage.

Adopted the 9th day of February, 1999

Jose Alvarez  
Jose Alvarez, President, Yes

Thomas I. Hayden  
Thomas I. Hayden, Vice-President, Yes

Catherine Stoker  
Township Trustees  
Catherine Stoker, Trustee, Yes

Attest: Patricia Williams  
Township Clerk