

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 August 25, 1998 on the application of the Beckett Partners Limited Partnership (05-98) to redistrict from R-PUD (Residential Planned Unit Development District) to C-PUD (Commercial Planned Unit Development District) for the following described property:

Situated in Section 5, Town 2, Entire Range 2, Union Township, Butler County, Ohio and being more particularly described as follows:

Commencing at a point in the centerline of State Route 747 and the west line of Section 5, said point being North 4° 45' 00" East, 1798.99 feet from the intersection of the centerline of State Route 747 and the centerline of Smith Road; thence departing the said centerline of State Route 747 and the said west line of Section 5, North 84° 04' 18" East, 50.88 feet to the east right of way line of State Route 747, and the real point of beginning of the tract herein described; thence departing the said east right of way line of State Route 747, North 84° 04' 18" East, 564.22 feet; thence South 1° 30' 38" East, 536.09 feet; thence South 18° 21' 34" West, 280.00 feet; thence North 71° 38' 26" West, 187.28 feet; thence North 85° 15' 00" West, 245 feet; thence North 4° 45' 00" East, 267.71 feet; thence south 85° 15' 00" East, 115.00 feet; thence North 4° 45' 00" East, 336.14; thence North 85° 15' 00" West, 235.00 feet to a point in the said east right of way line of State Route 747; thence along the said east right of way line of State Route 747, North 4° 45' 00" East, 52.57 feet to the point of beginning. Contains 7.086 Acres of land and is subject to all easements and restrictions 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 98-22) of this district change from R-PUD 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.

THEREFORE BE IT RESOLVED, that the Board of Trustees does hereby accept the recommendation of approval with conditions from the Zoning Commission for the aforesaid district change from R-PUD to C-PUD and does hereby unanimously approve the following conditions:

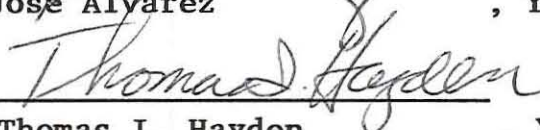
- 1) All Final Development Plan submittals shall include a detailed drainage plan prepared and stamped by a professional engineer.
- 2) No Final Development Plan shall be approved until the proposed open space areas have been recorded as such and dedicated to an established Property Owners Association.
- 3) All Final Development Plans shall include a detailed landscaping plan.
- 4) Signage shall be approved at Final Development Plan stage.
- 5) No Final Development Plan shall be approved until access easements are recorded providing cross access to adjacent property from the proposed private drives.
- 6) No Final Development Plan shall be approved until the fire hydrant locations are reviewed and approved by the Union Township Fire Department.

- 7) Any subsequent Final Development Plan shall require consideration to pedestrian connections to adjacent properties.
- 8) Only one (1) building per parcel shall be permitted.
- 9) On the Final Development Plan, Zoning Commission shall pay special attention to the building design of the rear elevation of the most westerly showroom building.

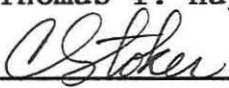
Adopted the 8th day of September, 1998



Jose Alvarez, Yes



Thomas I. Hayden, Yes



Catherine Stoker, Yes
Township Trustees

Attest: 

Township Clerk