

RESOLUTION NO. 58-97

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 Bradley Judge (10-97) to redistrict from R-1A (Single Family Residence District) to B-1 (Neighborhood Business District), for the following described property:

Property to be redistricted by the proposed amendment situated and being in Section 11, Town 3, Range 2 Union Township, Butler County, Ohio and being more particularly described as follows:

Situate in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio, and being all of Lot Number 1 of Ginger Trails Subdivision, Block A as recorded in Book 33, Page 8 of the plat records of said county, said parcel being more particularly described as follows:

Beginning at an iron pin at the southwest corner of Lot Number 1; thence from said point of beginning, N 0° 06' 07" E with the west line of said lot a distance of 302.00 feet to an iron pin at the northwest corner of said lot; thence S 89° 24' 53" E with the southern right-of-way line of Tylersville Road a distance of 260.81 feet to an iron pin at the point of curvature; thence southeastwardly on a curve to the right having a radius of 20.00 feet an arc distance of 31.25 feet to a point (said curve having a central angle of 89° 31' 00", a chord bearing of S 44° 39' 09" E and a chord distance of 28.16 feet); thence S 0° 06' 07" W with the west line of the Butler-Warren County Line Road a distance of 279.80 feet to an iron pin at the southeast corner of Lot Number 1; thence N 89° 53' 53" W a distance of 280.63 feet to the point of beginning, containing 1.936 acres more or less, subject, however, to all legal highways and easements of record.

Bearings based on the west line of Lot No. 1, Ginger Trails Subdivision, Block A, Plat Book 33, Page 8.

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 denial (Resolution 97-32) of this district change from R-1A to B-1 Districts; and

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

THEREFORE BE IT RESOLVED, that by a failure to achieve the unanimous vote necessary to overturn the recommendation of denial of the Union Township Zoning Commission, the Board of Trustees does hereby deny the district change from R-1A to B-1, for the aforesaid application.

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