

RESOLUTION NO. 95-13

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 March 14, 1995 on the application of Cin/Day Properties (10-94) to redistrict from A-1 (Agricultural District) to C-PUD (commercial Planned Unit Development District), the following described property:

Situated and being in Section 23, Town 3, Range 2, Union Township, Butler County, Ohio, and being 60.880 acres of land east of Cincinnati-Dayton Road and south of Lot 116 in the village of Maudville: said 60.880 acres being more specifically described as follows:

Beginning at the southwesterly corner of Lot 116 of the Village of Maudville on the centerline of Cincinnati-Dayton Road:

- Thence along the southerly line of said lot 116 South 83° 58' 32" East 733.08 feet to the southeasterly corner of said lot on the westerly right-of-way of the Consolidated Rail Corporation railroad;
- Thence Along said westerly right-of-way lines the following courses:
 1. South 18° 40' 15" east 733.36 feet;
 2. on a curve to the right an arc distance of 1760.39 feet, said curve having a radius of 3763.81 feet and a chord which bears South 5° 16' 18" east 1744.39 feet to the southeasterly corner of a 39.597 acre tract as recorded deed Volume 1425, Page 498, Butler County Deed Records;
- Thence Along the southerly line of said tract North 83° 41' 30" west 1307.47 feet to the southwesterly corner of said tract on the centerline of the aforesaid Cincinnati-Dayton Road;
- Thence Along said centerline North 5° 58' 19" East 1015.89 feet to the southwesterly corner of lot 1 of Northridge subdivision as recorded in Volume 14, Page 9, Butler County Plat Records;
- Thence continuing along said centerline North 2° 56' 55" East 1356.50 feet to the Point of Beginning;

Containing 60.880 acres, subject to the right-of-way of Cincinnati-Dayton Road and to all other easements and rights-of-way easements and restrictions of record heretofore granted which are applicable to and effective against said part lot.

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 95-1) of this district change from A-1 to C-PUD with conditions; and

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

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

THEREFORE BY IT RESOLVED, that the Union Township Board of Trustees, through unanimous vote, uphold the decision of the Union Township Zoning Commission, approving the district change from A-1 to C-PUD and does hereby agree with the recommendations of the Union Township Zoning Commission with the following modification: when redevelopment occurs other than conversion of the single-family residences, permitted uses for lots 5-14 shall be the same as permitted uses for lots 1-4.

PAGE 2 of 2

Adopted the 28th day of March, 19 95

Wick Alderson

Gary Gates

Catherine Stoker
Township Trustees

Attest: Debra Williams
Township Clerk