

RESOLUTION NO. 95-14

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 Princeton Crossing Partnership (13-94) to redistrict from A-1 (Agricultural District) and B-2 (General Business District) to C-PUD (Commercial Planned Unit Development District), the following described property:

Situated and being in Section 3, Town 2, Range 2, Union Township, Butler County, Ohio, containing 12.92 acres of land and being subject to all easements of record, and having frontage of approximately 2,383 feet along State Route 747, and is further described as follows:

Commencing at a spike in the northwest corner of Section 3 and the centerline of State Route 747;

- Thence South 81°36'00" East along the northerly line of Section 3, 315.09 feet to a point in the southerly line of the former Miami and Erie Canal lands;
- Thence South 45°19'42" East along the southerly line of said Miami and Erie Canal lands, 135.22 feet to a point in the southerly right of way of Port Union Road and the Real Point of Beginning for the herein described tract of land;
- Thence South 45°19'42" East along the southerly right of way of Port Union Road, 132.41 feet to a point;
- Thence South 44°40'18" West along a line, 423.40 feet to a point;
- Thence South 6°05'24" West along a line, 991.88 to a point;
- Thence South 52°23'44" East along a line, 19.55 feet to a point;
- Thence South 6°05'24" West along a line, 867.27 feet to a point in the southerly property line of Princeton Crossings Mobile Home Park;
- Thence North 84°22'50" West along the extension of the southerly property line of Princeton Crossings Mobile Home Park, 192.56 feet to a point in the easterly right of way of State Route 747;
- Thence North 11°48'02" East along the easterly right of way of State Route 747, 59.20 feet to a point;
- Thence North 2°49'10" East continuing along the easterly right of way of State Route 747, 350.57 feet to a point;
- Thence North 3°22'20" West continuing along the easterly right of way of State Route 747, 152.07 feet to a point;
- Thence North 83°54'36" West continuing along the easterly right of way of State Route 747, 15.00 feet to a point;
- Thence North 6°05'24" East continuing along the easterly right of way of State Route 747, 1028.98 feet to a point;
- Thence North 10°59'21" East continuing along the easterly right of way of State Route 747, 351.28 feet to a point;
- Thence North 6°05'24" East continuing along the easterly right of way of State Route 747, 361.16 feet to a point in the southerly right of way of Port Union Road;
- Thence South 81°36'00" East along the southerly right of way of Port Union Road, 360.83 feet to a point to the Point of Beginning;

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

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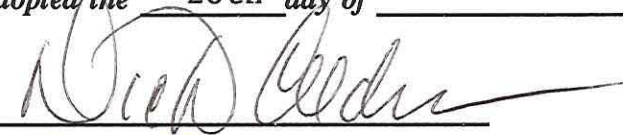
WHEREAS, the Union Township Zoning Commission recommended approval (Resolution 95-3) of this district change from A-1 and B-2 to C-PUD with conditions; and

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


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 and B-2 to C-PUD and does hereby agree with the recommendations of the Union Township Zoning Commission with the following modification: the open space requirement shall be pursuant to Article 26, Subsection 26.062 of the Union Township Zoning Resolution.

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Adopted the 28th day of March, 19 95






Township Trustees

Attest: 
Township Clerk