

RESOLUTION NO. 94-14

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 8, 1994, on the application of Retail Land Ltd. Partnership (14-93) to redistrict from A-1 (Agriculture District) and M-1 (Light Industrial District) to C-PUD (Commercial Planned Unit Development District), the following described property:

Situated and being in Section 17, Town 3, Range 2, Union Township, Butler County, Ohio and being more particularly described as follows:

Beginning at the intersection of the east line of Twin Creek Addition No. 1 as the same is recorded in Plat Envelope 1191, Pages A & B of the Butler County Recorder's Office and the centerline of Tylersville Road;

thence South 77°45'49" East, along the centerline of Tylersville Road for a distance of 142.74 feet;

thence South 12°01'24" West leaving the centerline of Tylersville Road a distance of 31.31 feet to the south right-of-way line of Tylersville Road;

thence along the south right-of-way line of Tylersville Road the following four (4) courses:

- 1) South 77°58'36" East for a distance of 98.26 feet;
- 2) South 64°03'53" East for a distance of 93.80 feet;
- 3) South 75°02'36" East for a distance of 300.43 feet;
- 4) South 77°43'04" East for a distance of 100.03 feet;
- 5) South 68°20'45" East for a distance of 85.00 feet;

thence South 57°35'59" West, leaving the south right-of-way line of Tylersville Road for a distance of 362.02 feet to a found iron pin;

thence South 70°08'40" West for a distance of 531.68 feet to a found iron being in the east line of Twin Creek Subdivision Addition No. 1 as the same is recorded in Plat Envelope 1191, Pages A & B of the Butler County Recorder's Office;

thence North 2°18'39" East, along the east line of said Twin Creek Subdivision Addition No. 1 for a distance of 451.30 feet to the place of beginning and containing 6.062 acres more or less.

Commencing at the intersection of the east line of Twin Creek Addition No. 1 as the same is recorded in Plat Envelope 1191 Pages A & B of the Butler County Recorder's Office and the Centerline of Tylersville Road;

thence South 2°18'39" West along the east line of said Twin Creek Addition No. 1 for a distance of 627.63 feet to the TRUE PLACE OF BEGINNING for the land herein described;

thence North 70°08'40" East, leaving the east line of said Twin Creek Addition No. 1 for a distance of 531.68 feet to a found iron pin;

thence North 57°35'59" East for a distance of 362.02 feet to the south right-of-way line of Tylersville Road;

thence along the south right-of-way line of Tylersville Road the following two (2) courses:

- 1) South 68°20'45" East for a distance of 117.77 feet;
- 2) South 79°36'42" East for a distance of 100.17 feet;

RESOLUTION NO. ⁹⁴ 94-14

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

thence South 10°15'03" West, leaving the south right-of-way line of Tylersville Road for a distance of 250.30 feet to a found iron pin;
thence South 79°43'17" East for a distance of 231.73 feet to the west limited access right-of-way line of Interstate 75;
thence along the limited access right-of-way line of Interstate 75 the following nine (9) courses:

- 1) South 32°00'49" West for a distance of 286.63 feet to a found iron pin;
- 2) South 26°36'11" West for a distance of 199.76 feet to a found iron pin;
- 3) South 35°55'04" West for a distance of 294.98 feet;
- 4) South 37°51'50" West for a distance of 196.72 feet;
- 5) South 53°33'04" West for a distance of 400.44 feet;
- 6) South 20°47'02" West for a distance of 211.80 feet;
- 7) South 46°50'10" West for a distance of 196.75 feet;
- 8) South 76°18'20" West for a distance of 133.77 feet;
- 9) South 21°17'55" West for a distance of 145.64 feet to the east line of Twin Creek Addition No. 3 Subdivision as the same is recorded in Plat Envelope 1417 Pages A, B, C, & D of the Butler County Recorder's Office;

thence North 2°18'39" East, along the east line of said Twin Creek Addition No. 3 and its northerly extension for a distance of 1529.59 feet to the place of beginning and containing 27.368 acres more or less.

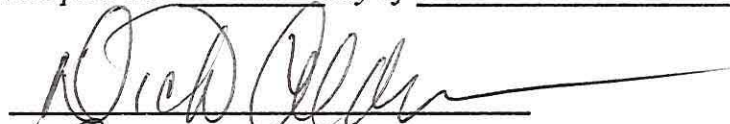
WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and

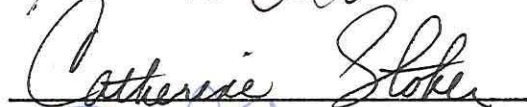
WHEREAS, the Union Township Zoning Commission recommended approval on January 24, 1994, (Resolution 94-2) of this district change from A-1 and M-1 to C-PUD; and

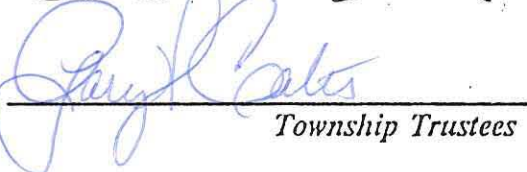
WHEREAS, said application was reviewed by the Board of Township Trustees and determined to be consistent with the Union Township Land Use Plan.

THEREFORE BE IT RESOLVED, that the Board of Township Trustees, through unanimous vote, uphold the decision of the Union Township Zoning Commission, the Board of Trustees does hereby approve the district change from A-1 and M-1 to C-PUD for the aforesaid application.

Adopted the 22nd day of March, 1994






_____ Township Trustees

Attest: 
_____ Township Clerk