

RESOLUTION NO. 93-67

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 14, 1993, on the application of Richard Paul Michaelson (11-93) to redistrict from A-1(Agricultural District) to C-PUD (Commercial Planned Unit Development District), the following described property:

Situated in Section 23, Town 3, Range 2, Union Township, Butler County, Ohio, containing approximately 2.556 acres and is located along the southwest side of Cincinnati-Dayton Road and is further described as follows:

Begin at the northwesterly corner of Lot #3 of Lakeland Subdivision found on the southerly right-of-way line of Lakeland Court (50' R/W):

thence along said right-of-way line and northerly line of Lot #3 South 86°52'15" East 229.72 feet;

thence along a curve to the right an arc distance of 31.41 feet, said curve having a radius of 20.00 feet and a chord bearing South 41°52'15" East 28.28 feet to the westerly right-of-way of Cincinnati-Dayton Road;

thence along said westerly right-of-way line, the same being the easterly line of Lots #3, 2, and 1 of the aforesaid subdivision, and the southerly projection thereof, South 3°07'45" West 434.36 feet to the southerly line of a 0.975 acre tract (of which 0.860 acre lies within the herein described tract);

thence along the southerly line of said tract North 83°08'45" West 250.25 feet to the southwest corner of said tract;

thence along the westerly line of said tract and the westerly line of the aforesaid lots North 3°07'45" East 438.10 feet to Point of beginning; and

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 93-31) of this district change from A-1 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 by unanimous vote, the Board of Trustees does hereby concur with the recommendation of the Union Township Zoning Commission and approve the district change from A-1 to C-PUD for the aforesaid application, subject to the following stipulations:

- 1) The proposed access point shown on the Preliminary Development Plan at Lakeland Court be eliminated.
- 2) All Final Development Plans contain specific information regarding buffering, final location of access points, and all necessary cross easements.
- 3) All Final Development Plans shall require the dedication of 17 feet of roadway along the frontage of Cincinnati-Dayton Road.

Adopted the 21st day of DECEMBER, 19 93





Attest: 

 Township Clerk

Township Trustees