

Union Township Board of Supervisors
Hearing – Zoning Ordinance, “Big Box” Amendment
October 26, 2015

Mr. Spahr called the meeting to order at 6:20 p.m. Board members in attendance were Stephen Parish, Larry Spahr, Charles Trax, Paul Chasko, and Edward Frye. Also in attendance were Debra Nigon–Secretary, Judy Taylor--Treasurer and Peter Grieb–Code Enforcement Officer.

The pledge of allegiance was recited.

A court reporter was in attendance to take the transcript which can be obtained from Seiler Court Reporting.

It was explained that a hearing was being held as a hearing is required when there is a proposed change to the Zoning Ordinance. An amendment to the Big Box Ordinance would be a Zoning Ordinance change.

Public Comment

There was no public comment.

Motion to accept into evidence as Exhibit A a Public Notice advertising a hearing in the Observer-Reporter for today’s hearing.

Motion by Paul Chasko, Second by Ed Frye

Roll call vote: Parish-yes, Spahr-yes, Trax-yes, Chasko-yes, Frye-yes. Motion carried.

Motion to accept into evidence as Exhibit B a draft amendment to a portion of the Township’s Zoning Ordinance referred to as the “Big Box Ordinance.”

Motion by Charles Trax, Second by Steve Parish

Roll call vote: Parish-yes, Spahr-yes, Trax-yes, Chasko-yes, Frye-yes. Motion carried.

It was noted for the record that three individuals outside of the Township’s Board and appointees attended the meeting: Mrs. Powell and Mr. Vibostak, both residents, as well as the SWRPD Police Officer, Lietenant John Loughner.

Mr. Makel explained that the Township’s “Big Box” Ordinance was a landmark ordinance during its time which he himself drafted in response to a Board concern about commercial and retail buildings in the Township. At that time, he used the language of “commercial” to describe buildings of the size of the structures which he thought would be commensurate with the situations the Township would face; however, there was a condition of other businesses which were industrial in nature which were to be built in the Township. In response to this situation, he modified the language to “large retail” as opposed to “commercial” to address the problem. Otherwise, he indicated the Ordinance has not changed.

Board Approved: November 23, 2015

Mr. Makel asked if there were any comments and/or questions. No one had comments or questions.

Motion to close the hearing at 6:25 p.m.

Motion by Steve Parish, Second by Paul Chasko

Roll call vote: Parish-yes, Spahr-yes, Trax-yes, Chasko-yes, Frye-yes. Motion carried.

Since there was time remaining prior to the scheduled start of the Regular Board Meeting, it was decided to go to Executive Session at this time.

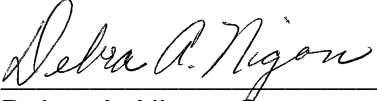
Motion to go to Executive Session to discuss legal matters affecting the Township at 6:30 p.m.

Motion by Steve Parish, Second by Paul Chasko

Roll call vote: Parish-yes, Spahr-yes, Trax-yes, Chasko-yes, Frye-yes. Motion carried.

Mr. Grieb asked to discuss something with the Board in Executive Session and entered into session with the Board, exiting at 6:47 p.m.

The Board returned from Executive Session at 7:05 p.m. The solicitor stated they discussed several legal matters and potential litigation facing the Township.



Debra A. Nigon, Secretary