



*Embraced by nature. ♦ Inspired by progress.*

**LIBERTY TOWNSHIP ZONING COMMISSION**

**(LOCATION CHANGE)**

**5962 Hamilton Mason Road**

**Center Pointe Christian Church**

**August 19, 2019**

**6:00 PM**

**AGENDA**

**1. Call to order and pledge of allegiance**

- 2. Roll Call:** Forrest Holger, Chairman  
James Dobrozsi, Vice-Chairman  
Mike Dunn  
Mike Stater  
Michael Ward  
Wayne Bradshaw (alternate)  
Anu Mital (alternate)

**3. Chair review of procedure of hearing**

**4. Old Business**

**5. New Business**

- **ZC19-015:** Redwood USA LLC is requesting a Zoning Map Amendment from RA-1 (Residential Agriculture District) to MU-PUD (Mixed Use Planned Unit Development) for a 46.72-acre site, and Preliminary PUD Review for a proposed 170-unit single-story multi-family residential rental development. The subject property is located at 5695 Princeton Glendale Road, Parcel #D2010-003.000-001, Section 3, Town 2, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-016:** Cin-Day Ventures, LLC is requesting a Zoning Map Amendment from R-1 (Suburban Residence District) to B-2 (General Business District). The subject property is located at 5910 Princeton Glendale Road, Parcel #D2020-033-000-010, Section 3, Town 2, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-017:** Timberland Custom Homes is requesting a Minor Modification to the Four Bridges Final PUD Plan to reduce the minimum required front yard setback from 25' to 21' and the minimum required rear yard building setback from 50' to 44.' The subject property is located at 8277 Poppy Lane, Parcel #D2020-263-000-076 Section 8, Town 3, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-018:** Atlantic Sign Company is requesting a Variance, on behalf of Butler County JVSD, from the required Overlay District Ground Sign design requirements. The subject property is Parcel #D2010-004-000-053, Section 4, Town 2, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-019:** Nathan Hatter & Deborah Gibson Hatter are requesting a Minor Modification to the Four Bridges Final PUD Plan to reduce the minimum required rear yard building setback from 50' to 46.' The subject property is located at 6873 Oleander Court, Parcel #D2020-210-000-008 Section 7, Town 3, Range 3, Liberty Township, Butler County, Ohio.

- **ZC19-020:** Fieldstone Farms Development LLC. is requesting a Minor Modification to the approved Fieldstone Farms PUD Plan per Section 4.11.3 (6)(d)(i)(C) regarding changes to the allocation of land uses, and Final PUD Review for Section 1 Block B of the Fieldstone Farms Subdivision. Section 1 is a total of 49.29 acres, which includes 16.732 acres of open space and 52 single-family residential lots. The subject property is located on the north side of Millikin Road, Parcel # D2010-015.000-024, 078, 031, 083, 080, 081, and 041 Section 15, Town 3, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-021:** ASI Signage Innovations is requesting a Variance, on behalf of Christ Hospital, from the required Overlay District Ground Sign design requirements. The subject property is Parcel #D2010-009-000-008, Section 7, Town 3, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-022:** John Candle Homes, LLC., is requesting a Zoning Map Amendment from R-SE (Residential Suburban Estates) to R-PUD (Residential Planned Unit Development District) for a 59.956-acre site, and Preliminary PUD Review for a 143 unit single-family residential development. The subject properties are located on the north side of Millikin Road, Parcels #D2010-003.000-006; #D2010-003.000-030; #D2010-003.000-031), Section 3, Town 2, Range 3, Liberty Township, Butler County, Ohio.

## 6. Approval of Meeting Minutes & Notices of Decision

- July 17, 2019 (*Minutes only*)
- June 17, 2019 (*Notice of Decision and Minutes*)
- April 15, 2019 (*Minutes only*)

## 7. Adjourn Meeting