

LIBERTY TOWNSHIP ZONING COMMISSION
March 20, 2017
6:00 PM
MEETING MINUTES

The Zoning Commission was called to order at 6400 Princeton Road at 6:00 P.M. by Chairman Forrest Holger. The Pledge of Allegiance was recited by those in attendance.

Upon call of the roll, members in attendance were: Forrest Holger, Jamie Dobrozsi, Mike Dunn, Mike Stater, and Anu Mital. Staff member Andy Juengling was also in attendance.

Mr. Holger reviewed the procedures of the hearing and performed a group swearing in.

Mr. Holger called for case **ZC17-005**.

Mr. Juengling presented the staff report.

Mr. Dunn asked staff to explain the overall update to the Preliminary PUD Plan. Mr. Juengling explained it was necessary due to the previously approved ZC15-009 indicating this area as multi-family residential and the allocation of land use is now being proposed as single-family residential based upon the Section 16 Final PUD.

Mr. Stater asked if this section met the minimum open space requirement. Mr. Juengling indicated that the open space was calculated based on the overall PUD plan, and that this section is consistent with the overall open space allocation.

Mr. Holger asked staff about the updated Notice of Decision. Mr. Juengling explained that the updated Notice of Decision reflects revisions to the cover sheet that were submitted by the applicant, along with discussion with the applicant regarding the asphalt path realignment.

Mr. Holger asked to hear from the applicant.

Applicant, Jose Castrejon, 3700 Park 42 Drive, Cincinnati, OH 45241, outlined that Section 16 is a result based on market demand for the “empty nester” product that is present in this area of the Carriage Hill development. He added that there is really nothing further to add other than what staff has indicated and based upon other sections that have come before the Zoning Commission.

Mr. Holger asked if there was anyone to speak as a proponent of this case. No one spoke.

Mr. Holger asked if there was anyone to speak as an opponent of this case. No one spoke.

Mr. Holger asked if there was anyone to speak as a neutral party of this of this case. No one spoke.

Mr. Dobrozsi made a motion to **CLOSE THE PUBLIC HEARING**. Mr. Stater seconded. Upon the call of the roll, the motion passed. **PUBLIC HEARING CLOSED**.

Mr. Holger asked for a motion on this case.

Mr. Dunn made a motion to **APPROVE** Case ZC17-005. Mr. Mital seconded. Upon call of the roll: Mr. Dobrozsi – yes; Mr. Dunn – yes; Mr. Stater – yes; Mr. Mital – yes; Mr. Holger – yes. The motion passed.

Mr. Holger called for case **ZC17-006**. He stated that it appeared that the applicant was not present. Mr. Juengling confirmed and stated that the Zoning Commission could table the case to the April meeting if they feel the applicant needs to be present, or they can proceed with hearing the case. The Zoning Commission stated they felt comfortable proceeding with the case.

Mr. Juengling presented the staff report.

Mr. Holger asked staff confirmation that because the property owner's affidavit is signed, that the property owner is aware of this request. Mr. Juengling confirmed.

Mr. Stater asked what the chances are that the applicant remove the boxing gloves from the sign, as this is a channel letter sign. Mr. Juengling stated that this idea was presented to the applicant, however the applicant stated that this would require them to completely refabricate the sign.

Mr. Holger asked if there was anyone to speak as a proponent of this case. No one spoke.

Mr. Holger asked if there was anyone to speak as an opponent of this case. No one spoke.

Mr. Holger asked if there was anyone to speak as a neutral party of this of this case. No one spoke.

Mr. Dobrozsi made a motion to **CLOSE THE PUBLIC HEARING**. Mr. Mital seconded. Upon the call of the roll, the motion passed. **PUBLIC HEARING CLOSED**.

Mr. Holger stated that upon visiting the site, he noticed that this is indeed the original sign, and the other tenants of the strip center also have raceways.

Mr. Dobrozsi stated that he did not feel that the sign was out of place with the sign sizes that are existing in the shopping center.

Mr. Holger stated that it appears that other signs within this shopping center also have raceways, so this would not be introducing anything that isn't already present.

Mr. Holger asked for a motion on this case.

Mr. Dobrozsi made a motion to **APPROVE** Case ZC17-006 as presented by staff. Mr. Mital seconded. Upon call of the roll: Mr. Stater – yes; Mr. Mital – yes; Mr. Holger – yes; Mr. Dobrozsi – yes; Mr. Dunn – yes. The motion passed.

Mr. Holger called for the next item on the agenda of the approval of the meeting minutes from the January 18th, 2017 meeting.

Mr. Holger stated he did not see any items that needed revision.

Mr. Stater made a motion to **APPROVE** the January 18th, 2017 meeting minutes. Mr. Dunn seconded the motion. Upon call of the roll: Mr. Mital – abstained; Mr. Holger – yes; Mr. Dobrozsi – yes; Mr. Dunn – yes; Mr. Stater – yes. The motion passed.

Mr. Holger asked if there was any other new business.

Mr. Juengling stated that the application deadline for the April meeting was the past Friday and there will be two Overlay District Review cases on the agenda.

Mr. Holger made a motion to **ADJOURN ZONING COMMISSION MEETING.** The motion passed unanimously and **ZONING COMMISSION MEETING ADJOURNED.**

Respectfully submitted,

Forrest Holger, Chairman

Andy Juengling, Secretary