

LIBERTY TOWNSHIP ZONING COMMISSION
May 21, 2018
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, James Dobrozsi, Mike Stater, Mike Dunn, and Wayne Bradshaw. Staff member Andy Juengling, Senior Planner, was also in attendance.

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

Mr. Holger called for case **ZC18-010: Lytton Park – Map Amendment & Preliminary PUD Review**

Mr. Juengling presented the staff report, a PowerPoint presentation and case materials.

Mr. Stater asked staff a question regarding the rear yard setback for the properties. Mr. Juengling confirmed.

Mr. Stater asked if the roof pitch was to be specified for the proposed PUD. Mr. Juengling stated this was not outlined in the proposed architectural details recommended by staff.

Mr. Holger asked for clarification that the updated notes outlined in the staff report were reflected on the revised Preliminary PUD drawings. Mr. Juengling confirmed.

Mr. Holger asked to hear from the applicant.

Applicant, Brad Austing (M/I Homes of Cincinnati), 9349 Waterstone Blvd, Cincinnati, OH, outlined the history of the property in relation to Dudley Memorial Park, and the existing property owners home adjacent to the south of the site. He explained layout of the development, including the internal park, and the path connectivity to Dudley Memorial Park.

Mr. Holger asked Mr. Austing if he was in agreeance with the comments and conditions outlined by staff. Mr. Austing confirmed.

Mr. Dobrozsi asked Mr. Austing about the building elevations and floor plans. Mr. Austing stated that the intent is to develop a “catalog” together of the proposed building elevations and floor plans that will be presented during the Final PUD Review, which will have been reviewed by staff, similar to the process that is in place for Turnbridge.

Mr. Dobrozsi asked what the difference in elevation will be from the street level to the finished elevation of the home. Bob Rothert (Abercrombie & Associates) 3377 Compton Road, Cincinnati, OH, outlined that the site is currently fairly level, but explained the anticipated change in grade from curb to first floor. Mr. Dobrozsi stated he wanted to avoid a situation where the homes appear uninviting because they sit up so high when there is a shallow front yard setback.

Mr. Dobrozsi asked if there was any plan for a barrier or landscape between the proposed park within the development and Yankee Road. Mr. Austing stated that was not planned but would look to incorporate this into the site design.

Mr. Stater asked if there would be a fence or mound to separate the development from Dudley Memorial Park. Mr. Austing stated there is an existing fence on the park property and is the responsibility of the township to maintain. Mr. Stater asked if Lytton Park would maintain an H.O.A. Mr. Austing confirmed.

Mr. Stater asked for clarification regarding the review and approval process for the proposed development. Mr. Juengling outlined the process.

Mr. Holger asked if there was anyone to speak as a proponent of this case.

Pam Ferber, 5778 Yankee Road, stated she is the current property owner. She outlined the history of the property and expressed her support of the connection of the proposed development to Dudley Memorial Park.

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

Mr. Stater asked staff if the retention basin indicated was existing or proposed. Mr. Juengling stated it was proposed.

Mr. Dunn asked if the proposed development would connect to Fieldstone Farms to the southeast. Mr. Juengling stated it would not.

Mr. Dunn pointed out a correction regarding the acreage in the draft Notice of Decision & Resolution. He then asked staff regarding the incorporation of language for vinyl siding in the architectural standards. Mr. Juengling stated that there are other developments in the township that have a minimum thickness requirement for vinyl, which is the proposed language for this development.

Mr. Stater asked what the most recent M/I development was in the township. Mr. Juengling stated it was Turnbridge.

Mr. Holger asked if there was any questions or further discussion from the Zoning Commission. There was none.

Mr. Holger asked for a motion on this case.

Mr. Dunn made a motion to **RECOMMEND APPROVAL** of Case ZC18-010 as presented by staff with the correction of acreage on the Notice of Decision & Resolution. Mr. Bradshaw seconded. Upon call of the roll: Mr. Dunn – yes; Mr. Stater – yes; Mr. Bradshaw – yes; Mr. Holger – yes; Mr. Dobrozsi – yes. The motion passed.

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

Mr. Holger asked for a motion.

Mr. Stater made a motion to **APPROVE** the meeting minutes from the December 18th, 2017 Zoning Commission meeting. Mr. Dunn seconded. Upon call of the roll: Mr. Stater – yes; Mr. Bradshaw – yes; Mr. Holger – abstained; Mr. Dobrozsi – abstained; 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 March 19th, 2018 meeting.

Mr. Holger asked for a motion.

Mr. Bradshaw made a motion to **APPROVE** the meeting minutes from the March 19th, 2018 Zoning Commission meeting. Mr. Stater seconded. Upon call of the roll: Mr. Bradshaw – yes; Mr. Holger – yes; Mr. Dobrozsi – abstained; Mr. Dunn – abstained; Mr. Stater – yes. The motion passed.

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

Mr. Juengling stated there were cases set for the June 18th meeting 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