



*Embraced by nature. ♦ Inspired by progress.*

**LIBERTY TOWNSHIP BOARD OF TRUSTEES  
MINUTES OF A REGULAR MEETING  
TUESDAY SEPTEMBER 17, 2019  
5962 HAMILTON-MASON ROAD  
LIBERTY TOWNSHIP OH 45011**

**REGULAR MEETING  
6:00 P.M.**

On Tuesday September 17, 2019 at 6:00 P.M., the Liberty Township Board of Trustees met this day for a Regular Meeting. Upon call of the roll, Mrs. Maticic –present, Mr. Schramm – present, Mr. Farrell – present.

Mr. Schramm led the Pledge of Allegiance.

**PUBLIC HEARING**

- 1) 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.

Mr. Behrman stated the applicant would like to postpone until 10/1/2019.

Ms. Maticic **REQUESTED A MOTION TO CONTINUE THE PUBLIC HEARING FOR ZC19-022: JOHN CANDLE HOMES, LLC. WHO 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 ON OCTOBER 1,2019.** Mr. Farrell seconded. The motion passed unanimously

- 2) 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.

Mr. Alma presented the staff report.

**Comments in Favor:**

Applicant, Roger Mersch, 8461 Hyten Court, bought this property without the knowledge that it was split zone. He noted the township does not allow split zoning and is just want to bring his property up to code.

**Comments for Opposition:**



Cathy Dirr, did not sign in, is opposed to the proposed zone change as that will allow cell towers to be located on the property. She is concerned for the health, safety and well-being of township residents.

Applicant, Roger Mersch, stated he has no intention of putting a cell tower on the property. He just wants to bring the property into compliance.

**Comments Neutral to Proposal:**

No comments.

Ms. Matacic **MOVED TO CLOSE THE PUBLIC HEARING ON CASE 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.** The motion passed unanimously.

Mr. Farrell noted that the township has worked diligently to control to cell tower installation. He was offended that she felt that the township has not done everything in its power to address the cell tower issue.

Ms. Matacic **MOVED TO APPROVE A RESOLUTION CASE ZC19-016: CIN-DAY VENTURES, LLC FOR 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.** Mr. Farrell seconded. The motion passed unanimously.

- 3) 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.

Mr. Alma presented the staff report.

**Comments in Favor:**

Greg Thurman, 20 Village Square, Applicant, believes the plan has exceptional merits and has the highest and best use for the mid-block 46 acres.

Todd Folly, 100 Northwoods Blvd, would like to present the ideas behind the site design.

- 1) Brings alternative housing to empty nesters and young professionals.
- 2) Have worked to be transparent
- 3) Achieves the vision of the Butler County Thoroughfare Plan
- 4) Achieves the expansion of housing alternatives in the Liberty Township Comprehensive Plan
- 5) Redwood owns and manages all of their properties
- 6) Redwood's other locations are adjacent to single family housing.
- 7) All units are FHA and ADA compliant

Paul Goodhue, 9191 Glenridge Blvd, is a traffic consultant and provided the Trustees information stating he does not believe that a full TIS would be necessary. He states that less than 134 peak hour trips would occur with this type of development.

The applicant stated they would agree to all the staff conditions with the following exceptions:

- 1) #3B – would like to include composite siding as an option instead of brick
- 2) #3E – just to make clear all units face front
- 3) #8 – would like to move public road F to the northern corner



- 4) #9 to keep PHA compliant has to have 26ft wide street with no curb

Chris Wunnenburg, 6355 Centre Park Drive, bought the property and has been looking for a mixed use for this site. He feels the proposal is good for the site and good for the community.

Terry Benson, no address, has experience with the Redwood Community and feels it would be a benefit to Liberty Township.

**Comments for Opposition:**

Steve Romaniw, 5494 Oakview Trail, feels the applicant did not communicate the plan. He noted that the Zoning Committee all voted no to approve this plan

Don Butts, 4726 Sanibel Lane, would like to know what the plan is for the top portion. He stated he feels the road are too narrow. He does not want this project in his backyard.

Timothy Mill, 4915 Kyle Station Road, is concerned about drainage and trespassing.

Jeff, 4727 Fairoakes Ct, does not want rentals behind his property. He believes this proposal is not a right fit and fights the vision plan

Craig Feensta, 4573 Oakview Court, not a good transition as it is jammed onto this property, fears the effects this will have on traffic and property values.

James Gill, 4526 Oakview Court, wanted to move to the country – not to a place where there are rentals.

Cathy Dirr, did not sign in, believes density equals crime and rentals lead to Section 8 housing.

Nur Hossain, 5905 Eldon Drive, He believes this proposal is not a right fit, **no amenities** and will result in too much traffic.

Mr. Xue, 4839 Willow Springs Drive, moved to Liberty from West Chester to get away from traffic. He is worried about children's safety and traffic.

Frank Mize, 5394 Oak Creek Trail, referenced the Liberty Township Community survey where the responses rated preserving the rural nature of the township as the #1 Answer. He is concerned about the overflowing detention basin.

Mary Papaioannou, 5067 Elm Leaf Trail, if you allow rentals you will open the door for more, and senior living is already approved on a corner close to this one.

Lesley Hailey, 5708 Princeton-Glendale. Rental property always degrade. She would like Metro Parks to purchase the property and develop as a passive park.

Kelleah Mays, 4616 Oakview Ct., does not want rentals and feels they will increase traffic. She presented a petition with 777 signatures against the proposal.

???, Fair Oaks Ct., moved here to raise a family, not in favor of transient apartments next to senior living.

Tom Emrick, 8248 Sweet Briar, has concerns there are no curb and gutters in the proposal which he feels will not make the property safe and walkable.

**Comments Neutral to Proposal:**

No comments.



Ms. Maticic **MOVED TO CLOSE THE PUBLIC HEARING ON CASE 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.** The motion passed unanimously.

**Trustee Comments:**

Ms. Maticic addressed the audience who stated this was a waste of their time and they do not understand why they had to be present that by law the applicant is given 3 hearings – one to the Butler County Planning Commission – one to the Liberty Township Zoning Commission – and one in front of the Liberty Township Trustees. She wanted to assure the residents who asked why they are here that it is for due process.

Ms. Maticic has the following concerns:

- 1) Why are there no amenities – when presenting to allow a MU-PUD certain expectations have to be met.
  - a. The Applicant responded that there are no amenities in their proposed development due to the type of resident they are trying to attract. They want a passive community.
- 2) Where is the transition between residential?
- 3) She has concerns about the consultant regarding the Traffic Impact Study since the consultant is relying on information that is over 3 years old and the area has changed dramatically.
  - a. Paul Goodhue stated that even though the community has changed that this type of development has very little impact on traffic based on the national aggregate of trips per type of household.
- 4) What is the plan for the open space?
  - a. 38% in Section A & B. 25% in section C
- 5) What type of parking is proposed for Section C?
  - a. The applicant stated that has not been shown yet
- 6) Taxable value
  - a. The applicant stated that the tax assessments in their other location has not declined in the past 28 years.
- 7) This type of use is not allowed in the zoning code – why should they make an exception
  - a. The applicant stated they were working to come up with a soft use to appease the residents.
- 8) Will there be sidewalks on 747
  - a. Yes – the applicant agrees with that recommendation
- 9) Will there be covenants and restrictions on the green space
  - a. The applicant stated they will maintain per zoning requirements.
- 10) Have you met with ODOT to discuss the proposal.
  - a. The applicant stated they have met informally with ODOT.

Mr. Farrell had the below comments:

- 1) The purpose of the Trustees is to implement with Vision Plan. The vision plan is a necessity that the Township requires in order to guide decisions on the future of the Township.
- 2) He urged residents to “write the book” not “read the book” and then disagree with the plan.
- 3) He stated the proposal is not even close to what the current comprehensive plan is asking for.
- 4) With a M-PUD requesting higher density it is expected that in return there is more open space, amenities, gathering areas, commercials and at least 50% brick.
- 5) He has never seen the county turn down a proposal but they did in this case.
- 6) He feels the developer was writing their own rules and not following the zoning code
- 7) He stated the applicant did maintain the density and open space but that was all
- 8) Mr. Farrell strongly disagrees with this proposal

Mr. Schramm agrees with his fellow trustees and does not feel this proposal fits the vision or comprehensive plan. He stated he has never seen a proposal denied by the Butler County Planning Commission and the Zoning Commission. He is upholding their recommendation of denial.



He addressed the residents and stated the vision plan does not happen by itself – please get involved to plan the future of our community.

Ms. Maticic **MOVED TO CONFIRM THE ZONING COMMISSIONS RECOMMENDATION TO DENY CASE ZC19-015: REDWOOD USA LLC THAT REQUESTED 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.** Mr. Farrell seconded. The motion passed unanimously.

### **FISCAL OFFICER'S BUSINESS**

- Appropriation Status as of August 31, 2019
- Fund Status as of August 31, 2019

### **REGULAR MEETING CONSENT AGENDA**

All matters under the Consent Agenda are considered by the Board of Trustees to be routine and will be enacted by one motion. Any Trustee may remove an item from the Consent Agenda by request. No second is required for removal of an item. Items removed for separate discussion will be considered after the motion to approve the Consent Agenda.

### **CONSENT AGENDA**

#### **Fiscal Officer**

- Meeting Minutes – Motion to approve the following:
  - Regular Meeting, September 3, 2019
- Check Register – Motion to approve the Check Register and Special Check Register

#### **Finance**

- Motion to approve a resolution accepting the amounts and rates as determined by the Budget Commission and authorizing the necessary tax levies and certifying them to the County Auditor. **(2019-122)**
- Motion to approve a resolution to authorize a new appropriation. (Fire Fund – Tower Purchase) **(2019-123)**

#### **Services**

- Motion to appoint Cleo Kum as a member of the Liberty Township Parks Committee with a term ending on December 31, 2020.
- Motion to appoint Theodore Sitchanoff as a member of the Liberty Township Parks Committee with a term ending on December 31, 2020.

Ms. Maticic **MOVED TO APPROVE THE CONSENT AGENDA.** Mr. Farrell seconded. The motion passed unanimously.

### **PUBLIC COMMENTS**

No Comments





## DEPARTMENTAL BUSINESS

### Fire/EMS

Chief Klussman made a motion to authorize the Township Administrator to replace the 2004 Sutphen Ladder Truck with a 2020 Sutphen SPH100 Ladder Truck, for a total cost of \$1,311,096.50 with insurance paying \$1,271,000.00 and Liberty Township paying the remaining amount of \$50,096.50 from account # 2191-760-790.

Ms. Matacic **MOVED TO APPROVE A MOTION TO AUTHORIZE THE TOWNSHIP ADMINISTRATOR TO REPLACE THE 2004 SUTPHEN LADDER TRUCK WITH A 2020 SUTPHEN SPH100 LADDER TRUCK, FOR A TOTAL COST OF \$1,311,096.50 WITH INSURANCE PAYING \$1,271,000.00 AND LIBERTY TOWNSHIP PAYING THE REMAINING AMOUNT OF \$50,096.50 FROM ACCOUNT # 2191-760-790.** Mr. Farrell seconded. The motion passed unanimously.

Chief Klussman made a motion to authorize the Township Administrator to purchase a 2020 Sutphen Custom Pumper Truck for an amount of \$633,000.00 from account # 2191-760-790-0000.

Ms. Matacic **MOVED TO APPROVE A MOTION TO AUTHORIZE THE TOWNSHIP ADMINISTRATOR TO PURCHASE A 2020 SUTPHEN CUSTOM PUMPER TRUCK FOR AN AMOUNT OF \$633,000.00 FROM ACCOUNT # 2191-760-790-0000.** Mr. Farrell seconded. The motion passed unanimously.

Chief Klussman made a motion to approve the Township Administrator to execute the attached Memorandum of Understanding (MOU) between the Butler County Sheriff's Office, (BCSO), The Butler County Regional Special Weapons and Tactics Team (SWAT), the Liberty Township Fire Department, (LTFD), and the participating Tactical Medics.

Ms. Matacic **MOVED TO APPROVE A MOTION TO APPROVE THE TOWNSHIP ADMINISTRATOR TO EXECUTE THE ATTACHED MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN THE BUTLER COUNTY SHERIFF'S OFFICE, (BCSO), THE BUTLER COUNTY REGIONAL SPECIAL WEAPONS AND TACTICS TEAM (SWAT), THE LIBERTY TOWNSHIP FIRE DEPARTMENT, (LTFD), AND THE PARTICIPATING TACTICAL MEDICS.** Mr. Farrell seconded. The motion passed unanimously.

Chief Klussman made a motion to hire Josiah Young to the position of Career Fire Fighter / Paramedic Step 1 at \$58,099.23 per year pending successful completion of all pre-employment testing.

Ms. Matacic **MOVED TO APPROVE A MOTION TO HIRE JOSIAH YOUNG TO THE POSITION OF CAREER FIRE FIGHTER / PARAMEDIC STEP 1 AT \$58,099.23 PER YEAR PENDING SUCCESSFUL COMPLETION OF ALL PRE- EMPLOYMENT TESTING.** Mr. Farrell seconded. The motion passed unanimously.

### Administration

Ms. Bitonte made a motion to approve an agreement with Dynegy, in substantially the same format as attached, for a fixed rate electric cost not to exceed 3.94 cents/kWh through December 31, 2022.

Ms. Matacic **MOVED TO APPROVE A MOTION TO APPROVE AN AGREEMENT WITH DYNEGY, IN SUBSTANTIALLY THE SAME FORMAT AS ATTACHED, FOR A FIXED RATE ELECTRIC COST NOT TO EXCEED 3.94 CENTS/KWH THROUGH DECEMBER 31, 2022.** Mr. Farrell seconded. The motion passed unanimously.

## DEPARTMENT UPDATES



- Economic Development
- Fire / EMS
- Planning & Zoning
- Services
- Sheriff
- Administration
  - Fall Festival
    - Saturday, Sept 28<sup>th</sup>, 11:00am – 3:00 pm – Liberty Park

### **TRUSTEE COMMENTS**

Ms. Maticic gave the below updates:

- 1) There is a webinar on Sept 18<sup>th</sup> at 2:00 pm discussing the impact of FCC Cable Local Franchises
- 2) Ohio Development Services is conducting a survey on housing, homeless and community development.
- 3) The BWC Safety Innovation awards are due out on September 30<sup>th</sup>.
- 4) September 30<sup>th</sup> is the Federal Deadline for FY 2020 appropriations. She feels we may see some sort-term continuing resolutions.
- 5) The Federal Clean Water Rule has been repealed.

### **ADJOURNMENT**

Ms. Maticic **MOVED TO ADJOURN**. Mr. Farrell seconded. The motion passed unanimously.

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Mr. Schramm, President

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Pamela Quinlisk, Fiscal Officer



## RESOLUTION NO. 2019-122

Board of Trustees, Liberty Township  
Butler County, Ohio

**RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED  
BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX  
LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR**

Ohio Revised Code Sections 5705.34 & 5705.35

The Board of Trustees of Liberty Township, Butler County, Ohio, met for a Regular Meeting on the 17<sup>th</sup> day of September, 2019 at the Center Pointe Christian Church, 5962 Hamilton Mason Road, with the following members present:

Trustees Schramm, Matacic and Farrell.

Trustee Matacic moved the adoption of the following Resolution:

**RESOLVED** by the Board of Trustees of Liberty Township, Butler County, Ohio, in accordance with the provisions of law has previously adopted a Tax Budget for the next succeeding fiscal year commencing January 1, 2020; and

**WHEREAS**, the Budget Commission of Butler County, Ohio has certified its action thereon to the Board together with an estimate by the County Auditor of the rate of each tax necessary to be levied by this Board, and what part thereof is without, and what part within the ten mill tax limitation; therefore, be it

**RESOLVED** By the Board of Trustees of Liberty Township, Butler County, Ohio that the amounts and rates, as determined by the Budget Commission in its certification, be and the same are hereby accepted; and be it further

**RESOLVED**, That there be and is hereby levied on the tax duplicate of said Township the rate of each tax necessary to be levied within and without the ten mill limitation as follows:



**SCHEDULE A**

**SUMMARY OF AMOUNTS REQUIRED FROM GENERAL PROPERTY TAX APPROVED BY  
BUDGET COMMISSION, AND COUNTY AUDITOR'S ESTIMATED TAX RATES**

FUND	AMOUNT APPROVED BY BUDGET COMMISSION INSIDE 10 MILL LIMITATION	AMOUNT TO BE DERIVED FROM LEVIES OUTSIDE 10 MILL LIMITATION	COUNTY AUDITOR'S ESTIMATE OF TAX RATE TO BE LEVIED	
			INSIDE 10 MILL LIMIT	OUTSIDE 10 MILL LIMIT
GENERAL FUND	616,000.00		0.59	
ROAD & BRIDGE FUND	1,000,000.00		1.00	
CEMETERY FUND				
LIGHTING FUND				
GARBAGE & WASTE DISPOSAL DISTRICT FUND				
POLICE DISTRICT FUND		0.00		0.00
FIRE DISTRICT FUND		8,550,000.00		10.50
ROAD DISTRICT FUND				
PARK LEVY FUND				
ZONING FUND				
MISCELLANEOUS FUND				
GENERAL (NOTE) BOND RETIREMENT FUND				
SPECIAL ASSESSMENT BOND FUND				
TRUST FUND				
BOND FUND				
FEDERAL REVENUE FUND				
<b>TOTAL</b>	<b>1,616,000.00</b>	<b>8,550,000.00</b>	<b>1.59</b>	<b>10.50</b>

**SCHEDULE B**

**LEVIES OUTSIDE 10 MILL LIMITATION, EXCLUSIVE OF DEBT LEVIES**

FUND	COUNTY AUDITOR'S ESTIMATE OF YIELD OF LEVY (Carry to Schedule A)	MAXIMUM RATE AUTHORIZED TO BE LEVIED
<b>GENERAL FUND:</b>		
Current expense levy authorized by voters on not to exceed    years	, 20	
Current expense levy authorized by voters on not to exceed    years	, 20	
Current expense levy authorized by voters on not to exceed    years	, 20	
Current expense levy authorized by voters on not to exceed    years	, 20	
<b>TOTAL GENERAL FUND OUTSIDE 10 MILL LIMITATION</b>	<b>0.00</b>	<b>0.00</b>
<b>SPECIAL LEVY FUNDS:</b>		
Levy authorized by voters on 11/02, 1999 (FIRE & EMS) not to exceed    years.    1999-N	1,800,000.00	3.00
Levy authorized by voters on 11/05, 2002 (FIRE & EMS) not to exceed    years.    1993-N	3,500,000.00	4.00
Levy authorized by voters on 11/07, 2014 (POLICE) not to exceed    5 years.    Expires TY18	0.00	0.00
Levy authorized by voters on 11/07, 2017 (FIRE & EMS) not to exceed    years.	3,250,000.00	3.50
Levy authorized by voters on not to exceed    years.	, 20	
Levy authorized by voters on not to exceed    years.	, 20	
Levy authorized by voters on not to exceed    years.	, 20	
Levy authorized by voters on not to exceed    years.	, 20	
Levy authorized by voters on not to exceed    years.	, 20	

**BE IT FURTHER RESOLVED**, that the Fiscal Officer of this Board be, and she is hereby directed to certify a copy of this Resolution to the County Auditor of said County.

Trustee Maticic moved to approve the resolution. Trustee Farrell seconded the motion. Upon call of the roll, the vote resulted as follows:

Trustee Maticic,    yes  
Trustee Farrell,    yes  
Trustee Schramm,   yes

Adopted: Tuesday, September 17, 2019

\_\_\_\_\_  
Steve Schramm, President

\_\_\_\_\_  
Christine Maticic, Vice President

\_\_\_\_\_  
Tom Farrell, Trustee

**AUTHENTICATION**

This is to certify that this Resolution was duly passed, and filed with the Liberty Township Fiscal Officer this 17<sup>th</sup> day of September, 2019.

\_\_\_\_\_  
Pamela Quinlisk  
Fiscal Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott D. Phillips, Law Director

**CERTIFICATE OF COPY**

**ORIGINAL ON FILE**

The State of Ohio, Butler County, ss.

I, Pamela Quinlisk, Fiscal Officer for Liberty Township, Butler County, Ohio, and in whose custody the Files and Records of said Board of Township Trustees are required by the Laws of the State of Ohio to be kept, do hereby certify that the foregoing is taken and copied from the original Resolution Number 2019-122, now on file with said Board, that the foregoing has been compared by me with said original document and that the same is a true and correct copy thereof.

Witness my signature, this 17<sup>th</sup> day of September, 2019.

\_\_\_\_\_  
Pamela Quinlisk, Fiscal Officer  
Liberty Township, Butler County, Ohio

NOTE: A copy of this Resolution must be certified to the County Auditor before the first day of October in each year, or at such later date as may be approved by the Board of Tax Appeals.

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RESOLUTION ACCEPTING THE AMOUNTS AND RATES AS DETERMINED BY THE BUDGET COMMISSION AND AUTHORIZING THE NECESSARY TAX LEVIES AND CERTIFYING THEM TO THE COUNTY AUDITOR. (BOARD OF TOWNSHIP TRUSTEES)

ADOPTED: Tuesday, September 17, 2019

FILED: \_\_\_\_\_, \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
Township Fiscal Officer

\_\_\_\_\_  
Butler County Auditor

\_\_\_\_\_  
Butler County Deputy Auditor



## **RESOLUTION NO. 2019-123**

Board of Trustees, Liberty Township  
Butler County, Ohio

### **RESOLUTION TO AUTHORIZE A NEW APPROPRIATION**

**RESOLVED** by the Board of Trustees of Liberty Township, Butler County, Ohio, that

**WHEREAS**, Michelle Greis, Finance Director, requests the Liberty Township Board of Trustees authorize the following new appropriation:

**Fire Fund:**

- 1) \$50,100.00 to 2191-760-790 (Tower Truck Purchase)

**THEREFORE BE IT RESOLVED** that the Liberty Township Board of Trustees hereby authorizes the new appropriation as listed above.

Trustee Maticic moved to approve the resolution. Trustee Farrell seconded the motion. Upon call of the roll, the vote resulted as follows:

Trustee Maticic,	yes
Trustee Farrell,	yes
Trustee Schramm,	yes

Adopted: Tuesday, September 17, 2019

\_\_\_\_\_  
Steve Schramm, President

\_\_\_\_\_  
Christine Maticic, Vice President

\_\_\_\_\_  
Tom Farrell, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed, and filed with the Liberty Township Fiscal Officer this 17<sup>th</sup> day of September, 2019.

\_\_\_\_\_  
Pamela Quinlisk  
Fiscal Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott D. Phillips, Law Director





## RESOLUTION NO. 2019-124

Board of Trustees, Liberty Township  
Butler County, Ohio

**RESOLUTION TO CONCUR WITH THE RECOMMENDATION OF THE  
LIBERTY TOWNSHIP ZONING COMMISSION NOTICE OF DECISION FOR  
CASE ZC19-016, APPLICANT: CIN-DAY VENTURES, LLC. TO APPROVE A  
ZONING MAP AMENDMENT TO THE LIBERTY TOWNSHIP ZONING MAP  
FROM R-1 (SUBURBAN RESIDENCE DISTRICT) TO B-2 (GENERAL  
BUSINESS DISTRICT) FOR 5910 PRINCETON GLENDALE ROAD**

**RESOLVED** by the Board of Township Trustees of Liberty Township, Butler County, Ohio that

**WHEREAS**, the Butler County Planning Commission conducted a public hearing for the proposed request on Tuesday, July 9, 2019 and made a motion to recommend approval of the Zoning Map Amendment to the Liberty Township Zoning Map as presented; and

**WHEREAS**, the Liberty Township Zoning Commission conducted a public hearing for the proposed request on Monday, August 19, 2019 and made a motion to recommend approval of the proposed Zoning Map Amendment to the Liberty Township Zoning Map as presented; and

**WHEREAS**, a public hearing was conducted by the Liberty Township Board of Trustees on Tuesday, September 17, 2019 at 6:00 p.m. to review the proposed Zoning Map Amendment to the Liberty Township Zoning Map; and

**WHEREAS**, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and,

**WHEREAS**, said application was reviewed by the Board of Township Trustees and determined to be consistent with the Liberty Township Comprehensive Plan; now,

**THEREFORE BE IT RESOLVED** that the Liberty Township Board of Trustees do hereby approve the request for the Zoning Map Amendment from R-1 (Suburban Residence District) to B-2 (General Business District) to the Liberty Township Zoning Map for 5910 Princeton Glendale Road.

Trustee Maticic moved to concur with the recommendation of the Liberty Township Zoning Commission's Notice of Decision for Case ZC19-016, Applicant Cin-Day Ventures LLC, to approve the request for a Zoning Map Amendment to the Liberty Township Zoning Map from R-1 (Suburban Residence District) to B-2 (General Business District) as presented. Trustee moved to approve the resolution. Trustee Schramm seconded the motion. Upon call of the roll, the vote resulted as follows:

Trustee Maticic,    yes  
Trustee Farrell,    yes  
Trustee Schramm,  yes

Adopted: Tuesday, September 17, 2019  
Effective Date: October 17, 2019

\_\_\_\_\_  
Steve Schramm, President

\_\_\_\_\_  
Christine Maticic, Vice President

\_\_\_\_\_  
Tom Farrell, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed, and filed with the Liberty Township Fiscal Officer this 17<sup>th</sup> day of September, 2019.

\_\_\_\_\_  
Pamela Quinlisk  
Fiscal Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
Scott D. Phillips, Law Director



## RESOLUTION NO. 2019-125

Board of Trustees, Liberty Township  
Butler County, Ohio

**RESOLUTION TO CONCUR WITH THE RECOMMENDATION OF THE  
LIBERTY TOWNSHIP ZONING COMMISSION NOTICE OF DECISION FOR  
CASE ZC19-015, APPLICANT: REDWOOD USA LLC. AND TO DENY A  
ZONING MAP AMENDMENT TO THE LIBERTY TOWNSHIP ZONING MAP  
FROM RA-1 (RESIDENTIAL-AGRICULTURAL DISTRICT) TO MU-PUD  
(MIXED-USE PLANNED UNIT DEVELOPMENT DISTRICT) FOR 5695  
PRINCETON GLENDALE ROAD**

**RESOLVED** by the Board of Township Trustees of Liberty Township, Butler County, Ohio that

**WHEREAS**, the Butler County Planning Commission conducted a public hearing for the proposed request on Tuesday, July 9, 2019 and made a motion to recommend denial of the Zoning Map Amendment to the Liberty Township Zoning Map as presented; and,

**WHEREAS**, the Liberty Township Zoning Commission conducted a public hearing for the proposed request on Monday, August 19, 2019 and made a motion to recommend denial of the proposed Zoning Map Amendment to the Liberty Township Zoning Map as presented; and,

**WHEREAS**, a public hearing was conducted by the Liberty Township Board of Trustees on Tuesday, September 17, 2019 at 6:00 p.m. to review the proposed Zoning Map Amendment to the Liberty Township Zoning Map; and,

**WHEREAS**, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and,

**WHEREAS**, said application was reviewed by the Board of Township Trustees and determined that it was not consistent with the Liberty Township Comprehensive Plan; now,

**THEREFORE BE IT RESOLVED** that the Liberty Township Board of Trustees do hereby deny the request for the Zoning Map Amendment from RA-1 (Residential-Agricultural District) to MU-PUD (Mixed-Use Planned Unit Development District) to the Liberty Township Zoning Map for 5695 Princeton Glendale Road based on the following Findings of Fact:

1. The proposed request is not consistent with the Liberty Township Comprehensive Vision Plan as described in these Findings of Fact.

2. The proposed Preliminary PUD Plan did not include any amenities, as recommended by the Liberty Township Comprehensive Vision Plan and as required by the MU-PUD zoning classification.
3. The proposed Preliminary PUD Plan did not provide adequate pedestrian connectivity throughout the development.
4. The proposed Preliminary PUD Plan did not comply with the recommendations of the Butler County Thoroughfare Plan by providing a public road connection from Osprey Point Drive to State Road 747.
5. An appropriate Traffic Impact Study was not prepared to demonstrate that the proposed development is accommodating the anticipated traffic volumes and is able to provide the appropriate traffic controls.
6. The proposed structures did not include exterior building materials that were consistent with the typical standards that are required in Liberty Township.

Trustee Maticic moved to concur with the recommendation of the Liberty Township Zoning Commission's Notice of Decision for Case ZC19-015, Applicant Redwood USA LLC, to **deny** the request for a Zoning Map Amendment to the Liberty Township Zoning Map from RA-1 (Residential-Agricultural District) to MU-PUD (Mixed-Use Planned Unit Development District) as presented. Trustee Farrell seconded the motion. Upon call of the roll, the vote resulted as follows:

Trustee Maticic,	yes
Trustee Farrell,	yes
Trustee Schramm,	yes

Adopted: Tuesday, September 17, 2019  
Effective Date: October 17, 2019

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Steve Schramm, President

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Christine Maticic, Vice President

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Tom Farrell, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed, and filed with the Liberty Township Fiscal Officer this 17<sup>th</sup> day of September, 2019.

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Pamela Quinlisk  
Fiscal Officer

APPROVED AS TO FORM:

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Scott D. Phillips, Law Director