



### **BOARD MEMBERS**

James Dobrozsi, Chairman  
Wayne Bradshaw, Vice Chairman  
Mike Stater  
Tom Hasselbeck  
John Lupidi

Brian Uhl, Alternate  
Adelaide Leitzel, Alternate

**ZONING COMMISSION MEETING AGENDA | February 23, 2026**  
5021 Winners Circle Drive  
Liberty Township, OH 45011  
6:00 PM

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CHAIR REVIEW PROCEDURE OF HEARING
5. NEW BUSINESS
  - a) **ZC26-001:** Dilip Bearely is requesting a Major Modification to the R-PUD and Final PUD Plan to amend the previously approved conditions of approval on a 9.672-acre site. The subject property is located at 7200 Heritage Springs Drive, Parcel #D2010-009.000-019; Section 7, Town 3, Range 3; Liberty Township, Butler County, Ohio. After the conclusion of hearing, the matter will be submitted to the Liberty Township Board of Trustees for its action. **The applicant has requested that the public hearing for this case be continued until the March 16, 2026 Zoning Commission meeting.**
  - b) **ZC26-002:** Chris Balash is requesting a Zoning Map Amendment from R-RE (Residential Rural Estate District) to B-PUD (Business Planned Unit Development District) for a 3.29-acre site and a Preliminary PUD Plan for the Princeton Road Office Park. The subject properties are located at 7451 Princeton Road; Parcels #D2010-014.000-025 & #D2010-014.000-026; Section 14, Town 3, Range 3, Liberty Township, Butler County, Ohio. After the conclusion of the hearing, the matter will be submitted to the Liberty Township Board of Trustees.
  - c) **ZC26-003:** Jonathan Evans is requesting Final PUD Plan approval for multi-tenant building on a 2.3239-acre lot. The subject property is located at 7100



Veterans Boulevard, Parcel #D2020-338.000-006; Section 7, Town 3, Range 3, Liberty Township, Butler County, Ohio.

- d) **ZC26-004:** Jonathan Woche is requesting a Zoning Map Amendment from B-2 (General Business District) to B-PUD (Business Planned Unit Development) for a 10.2201-acre site and a Preliminary PUD Plan for the Jain Center of Cincinnati & Dayton. The subject properties are located at 6798 Cincinnati-Dayton Road; Parcels #D2010-003.000-045 & #D2010-003.000-046; Section 13, Town 3, Range 3; Liberty Township, Butler County, Ohio. After the conclusion of hearing, the matter will be submitted to the Liberty Township Board of Trustees for its action.

## 6. APPROVAL OF ZONING COMMISSION MINUTES AND NOTICES OF DECISION

- a) December 15, 2025, Notices of Decision and Meeting Minutes.

## 7. VOTING OF THE NEW CHAIRMAN AND VICE CHAIRMAN

## 8. ADJOURNMENT