

LIBERTY TOWNSHIP ZONING COMMISSION
FEBRUARY 23, 2026
6:00 P.M.
MEETING MINUTES

The Zoning Commission was called to order at approximately 6 p.m. by Mr. Dobrozsi. The Pledge of Allegiance was recited.

Upon call of the roll, members in attendance were Mr. James Dobrozsi, Mrs. Adelaide Leitzel, Mr. Mike Stater, Mr. Tom Hasselbeck and Mr. John Lupidi. Also in attendance was Thomas McIntyre, Senior Planner.

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

Mr. McIntyre presented the staff report and PowerPoint Presentation for case 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.

Mr. Lupidi asked if the 50' buffer requirement speaks to the buildings or the landscaping. Mr. McIntyre responded stating the applicant placed the buildings 50' outside of the east and west property lines but the specific requirement is for 50' landscape buffers when commercial uses abut residential uses.

Mr. Dobrozsi asked what types of uses would be considered personal service uses. Mr. McIntyre responded by stating the definition provided in the Liberty Township Zoning Resolution which specifies informational, instructional, personal improvement, and similar services of a non-professional nature. Typical uses include barber shops, beauty shops, health clubs, yoga or dance studios, driving schools and martial arts studios.

Mr. Lupidi asked if the proposed parking adheres to the regulations. Mr. McIntyre responded stating that due to the commercial abutting a residential use any parking areas should be setback a minimum of 50' from the property lines which is not the case for this proposal.

Mr. Dobrozsi asked why the Neighborhood Business future land use designation extends outside of the Bethany Downtown Business District Overlay boundary. Mr. McIntyre responded stating these three parcels were considered a Transitional Use in the 2013 Comprehensive Plan which was carried over through the 2020 update.

Mr. Chris Balash (3700 Park 42 Drive, Cincinnati, OH 45241) spoke on behalf of the application. The Future Land Use Map recommends the subject parcels to be developed as Neighborhood Business which specifies the primary uses as local commercial and retail establishments, professional office spaces and personal services which aligns with the proposal. The applicant is proposing business office, personal service, professional services and other uses compatible with the B-1 zoning requirements which are lower intensity commercial uses. Prohibited uses will be automotive related services, daycares, industrial uses, office warehouses and restaurants. With respect to the adopted future land use map, the proposed landscape buffers are 50' to the south, 15' buffer to the east, 20' to the west and a 30' buffer to the north along the road frontage. The full-access entrance has been shifted to the west to reduce the amount of headlight glare from commercial traffic facing the residential driveway to the north. Sewer service will be provided Gemstone Drive to the west then continue along the utility easement on the south side of Princeton Road. Permits have been acquired for updates to the existing residential house to include administrative office space for 3-4 office staff and garage at the rear of the property for BCL project staging area. Additionally, a temporary 6' board-on-board fence will be constructed to screen the dumpster placed by Rumpke per the neighbor's request. Hours of operation will be from 8 AM – 5 PM Monday-Friday. Anticipated delivery vehicles will be typical Amazon, USPS, FedEx, etc. vehicles. Phase I includes Building 1 with one of the 5 tenant spaces to be an owner-occupied tenant space for HAC Properties which is the applicant's Real Estate Development and Property Management company. The remaining 4 tenant spaces will be leased out to other B-1 commercial uses. The existing garage will be utilized entirely by BCL Enterprises, which is the applicant's technology company. Building I will be 22'-2" in height and be constructed of white modular brick, charcoal black fiber cement panels and hazelnut brown aluminum wood grain panels as the primary exterior building materials with white inset modular brick accent panels as the secondary materials. Phase II is expected to start within 1-2 years. Building II will be the same footprint and design as Building I but will solely house BCL Enterprises to include executive offices, support staff, restrooms, entrance lobby and an expansive project staging area. BCL Enterprises is a technology engineering and installation firm specializing in low-voltage infrastructure design and implementation. Their services include professional design services, low-voltage infrastructure solutions, audio/visual systems expertise and physical security systems. Princeton Road right-of-way will be dedicated pursuant to the Butler County thoroughfare Plan and adequate open space has been provided. An 8' privacy fence and vegetative buffer is proposed along the western property line; however, the applicant is requesting plantings to not be required on the northern side of the western property line, north of the front plane of Building I as there is an existing ravine and storm sewer. An existing fence and vegetative buffer will be retained along the eastern property line. The

existing fence will be extended to the south and act as a continuation of the south buffer. There is an existing 5'-10' tall earth mound with existing mature trees along the southern property line which will include a 8 tall board fence. A walking path and stormwater basin are shown north of Building I which acts as the front yard for the proposal.

Mrs. Christy Miller (6834 Cherry Laurel Drive, Liberty Township, OH 45044) is the owner of the subject properties. She stated she is the sole owner of HAC Properties and co-owner of BCL Enterprises. She and her husband have been long-time residents of Liberty Township and have operated their business for 30+ years in West Chester Township. This proposal is a commitment to low intensity commercial uses to include their real estate and property management company and technology company. Their intent is to provide commercial tenant spaces for uses such as professional offices, business offices, personal services and other compatible B-1 uses. Operating hours will be normal business hours which are 8 am – 5 pm and will not include large trucks, heavy machinery, scissor lifts, outdoor storage or high-voltage equipment. These properties provide a great opportunity for transitional uses as the proposed business is low-impact and does not disturb the surrounding community and residences.

Mrs. Daniel Miller (7393 Princeton Road, Liberty Township, OH 45044) spoke in opposition. Her and her husband live directly to the west of the subject properties and are opposed for several reasons. The applicant provided in their narrative that they had spoken to the adjacent property owners to the west and they are agreeable to extending the sewer line via easement through the rear of their property, which has never been the case. A substantial amount of vegetation had been removed from their property without permission, which legal action will occur. Work on the existing buildings has been ongoing for months which permits were just issued for within the past week, which shows the owner's intent to ask for forgiveness, not permission. This proposal and subsequent unapproved and unpermitted construction has severely affected her and her family's quality of life. Overall, what the applicant has communicated to the neighbors regarding this proposal has been drastically different than the information provided to the township which leads her to believe the applicant has been deceitful throughout the process and cannot be trusted moving forward.

Mr. Peter Darzinski (7436 Elm Drive, Liberty Township, OH 45044) spoke in opposition. He and his wife live directly behind the proposed development and were initially told by the developers that their property and their neighbors along the southern property line would be appropriately screened which would provide additional landscaping and add to their neighborhood. After seeing the initial set of submitted plans, they showed something completely different and lacked the detail that was discussed with the developers. Plans

have been massaged since but why was something promised initially then disregarded so soon after. This shows a lack of commitment to the surrounding neighbors and community along with a lack of trust for the developers doing the right thing.

Mrs. Emily Heitkamp (7399 Princeton Road, Liberty Township, OH 45044) spoke in opposition. She is strongly opposed to a detention pond near the front of the property due to the potential for children to fall into the water and potentially hurt themselves. There is no fence or other feature around the proposed detention pond to keep the children out of there which is a huge concern and needs to be discussed further.

Mrs. Erika Updike (4465 Stonetrace Lane, Liberty Township, OH 45011) spoke in opposition. Her concern lies with the stream and culvert between the subject properties and Gemstone Drive. This water feature could be incorporated into the design of the proposal but should, at a minimum, incorporate some type of stream buffer to retain as much of the historical significance of this area as possible.

Mrs. Karen Sigmann (7320 Princeton Road, Liberty Township, OH 45044) spoke in opposition. She has concerns with the increased traffic and pedestrian safety in the immediate area. A Traffic Impact Study should be conducted in full prior to the Zoning Map Amendment & Preliminary Development Plan application being submitted and heard before the various boards.

Mr. Doug Wheeler (7460 Princeton Road, Liberty Township, OH 45044) spoke in opposition. His main concern is the diminished ability to sell his property as residential within a commercial corridor which will inevitably lower the resale value. If this zoning map amendment is approved, he will apply to rezone his property to commercial to have a chance at recouping the costs of the improvements he has made to his property.

Mr. Mike Wilberding (6455 Gemstone Drive, Liberty Township, OH 45044) spoke in opposition. His concern is increased traffic and pedestrian safety along this busy Princeton Road corridor.

Mrs. Gail Wilberding (6455 Gemstone Drive, Liberty Township, OH 45044) spoke in opposition. Her concern is increased traffic and pedestrian safety along this busy Princeton Road corridor.

Mr. Dan Wheeler (7368 Princeton Road, Liberty Township, OH 45044) spoke in opposition. He has several strong concerns with the first being the developers choice to move forward without any permits via updating the existing residence and existing barn at the rear of the property, operating the BCL/HAC businesses as if they had already been approved for this use in this area, introducing dumpsters on-site which have been picked up between 4 am-5 am the past several weeks which affects everyone in the immediate area and the

developer continually hauls material to burn from off-site then open burns the material and leaves the property which produces a substantial amount of unwanted smoke and smell for the neighbors to deal with. The business plan doesn't make sense, especially with the phasing, as the amount of money that has been spent on renovating the existing residence and existing barn doesn't jive with the developer's intent to reach Phase II within the next 1-2 years. Overall, the developer has demonstrated an unwillingness to listen to the Township requirements in addition to listening the surrounding community members, which is a strong concern for several neighbors.

Mrs. Jennifer Bruggeman (6502 Gemstone Drive, Liberty Township, OH 45044) spoke in opposition. Her concern is increased traffic and pedestrian safety along this busy Princeton Road corridor.

Mr. Chris Bruggeman (6502 Gemstone Drive, Liberty Township, OH 45044) spoke in opposition. His concern is increased traffic and pedestrian safety along this busy Princeton Road corridor.

Mrs. Rachel Zuperian (6642 Plantation Way, Cincinnati, OH 45224) spoke in opposition. She is the previous property owner for 7393 Princeton Road (adjacent property to the west) and she finds it borderline offensive that the applicant separated the residence and the garage when giving their presentation. The garage acts as part of the residence and should not be diminished as part of their justification. The garage space has acted as an area for parties, entertainment, get-togethers, etc. and most certainly should be included as part of the residence for any argument moving forward.

Mr. Wheeler stated he is not opposed to development as he is a developer himself; however, there are appropriate places to develop commercial businesses within the township and the subject properties are not appropriate in his opinion.

Mrs. Joann Murray (7461 Princeton Road, Liberty Township, OH 45044) spoke in opposition. She and her husband live directly to the east of the subject properties. While they are not opposed to development, they would like more screening via landscaping along the eastern property line to help retain their quality of life for their property.

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

Mr. Lupidi stated he is not in favor of this application as the description of the specific owner-occupied businesses were not provided, the landscaping buffers are severely reduced and the phasing was not made clear. Mr. Stater echoes his concerns.

Mrs. Leitzel stated she does not believe this proposal to be an appropriate use for the area which is why she cannot support this application.

Mr. Hasselbeck stated the property owner's to the west should have done their research prior to purchasing the property with regard to the future land use map designation and overlay district; however, believes this is not an appropriate use for the area.

Mr. Dobrozi echoed the same concerns with the appropriateness of the use for the area in addition to the phasing not making much sense.

Mrs. Leitzel made a motion to **RECOMMEND DENIAL** of case ZC26-002. Mr. Lupidi seconded. Upon call of the roll. Mrs. Leitzel – yes; Mr. Lupidi – yes; Mr. Stater – yes; Mr. Dobrozi – yes; Mr. Hasselbeck - yes. The motion passed 5-0.

Mr. McIntyre presented the staff report and PowerPoint Presentation for case ZC26-003, Jonathan Evans is requesting Final PUD Plan for a multi-tenant building on a 2.3239-acre lot.

Mr. Dobrozi asked how if the landscaping had been installed correctly along the 75' landscape buffer along the entirety of the eastern property line for Freedom Pointe. Mr. McIntyre responded stating it had been installed correctly as of two years ago.

Mr. Jonathan Evans (4240 Airport Road, Cincinnati, OH 45226) spoke on behalf of the application. The open space calculation is 32% which is well above the minimum 15%. The existing mound, fence and landscaping will be preserved within the 75' buffer along the eastern property line which is effectively the rear of the building. The owner is agreeable to adding pedestrian walkways to improve circulation.

Mr. Stater asked if there will be any issues with a proposed pedestrian walkway intersecting with the proposed drive-thru. Mr. Evans responded stating the walkway would be striped and shouldn't pose any safety issues.

Mr. Stater asked if the owner doesn't know who the tenants will be what is the justification for increasing the footprint by 10%. Mr. Evans responded stating while the owner does not know the end users for the tenant spaces he believes the parking ratio is appropriate for the types of users the owner is intending to attract.

Mr. Hasselbeck asked if the dumpster location will interrupt the traffic flow at the rear of the building. Mr. Evans responded stating the concrete pad that is flush with the pavement encroaches into the drive aisle but this will not impede traffic.

Mr. Carl Niemann (7011 Larkspur Lane, Liberty Township, OH 45044) spoke in opposition. He is opposed to the restaurant use as the CRC-OD does not allow restaurant uses or

drive-thru's. The landscaping was never properly installed and all the construction is within clear sight which is not was presented in 2021. He would like this Final PUD review to stay as true as possible to the original PUD approval and protect the residents from these unwanted uses.

Mr. Terry Lewis (7031 Larkspur Lane, Liberty Township, OH 45044) spoke in opposition. He holds issue with the landscape buffer being upkept with dead trees and debris along his property line. He has called the township several times over the past 3-4 years to complain about tall weeds but it is only addressed 1-2 times a year which is unacceptable. He does not have much confidence this proposal will bring anything positive for the community. He is fine with offices and retail so close to the residences but does not agree with restaurants and drive-thru's being in such close proximity. The smells and noises will taken away from their quality of life they have worked their entire lives for.

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

Mr. Hasselbeck asked for clarification regarding the amount of drive-thru's that were originally approved and the difference between fast-food and fast-casual. Mr. McIntyre responded stating the developer was approved for three drive-thru's and the difference between fast-food and fast-casual is fast food derives the majority of their sales from drive-thru customers and fast-casual derives the majority of their sales from sit down customers. Speakers and menu boards will more than likely be incorporated into the tenant space, if approved similar to recently approved Zaxby's Chicken.

Mr. Dobrozsi asked if this board has the ability to approve the plan but remove the drive-thru component. Mr. McIntyre responded stating that is certainly a possibility. This proposed drive-thru would be the third of three permitted which would exhaust any other drive-thru location within Freedom Pointe. The developer could submit an application for a Major Modification to the Preliminary PUD Plan to request a fourth drive-thru but that is a separate process and is not contemplated with this application.

Mr. Lupidi stated he believes the intent was to locate the drive-thru's closer to Cox Road so more removed from the surrounding residential properties. The crosswalk encroaching into the proposed drive-thru lane is also a concern.

Mr. Dobrozsi stated he is ok with approving this application but removing the drive-thru component as Building #11 shows the third drive-thru on the north side of Veterans Boulevard. He doesn't hold issue with a restaurant leasing these tenant spaces and can support this request with the drive-thru component removed.

Mr. Hasselbeck echoed those comments. The Stock Yards Bank drive-thru is not comparable to the proposed drive-thru as the operating hours are different and banks don't typically have eight cars stacked in line or have anything similar to a menu board or external speaker.

Mr. Hasselbeck made a motion to **APPROVE WITH MODIFICATIONS** case ZC26-003. Mr. Lupidi seconded. Upon call of the roll. Mr. Hasselbeck – yes; Mr. Lupidi – yes; Mrs. Leitzel – yes; Mr. Dobrozsi – yes; Mr. Stater - no. The motion passed 4-1.

Mr. McIntyre presented the staff report and PowerPoint Presentation for case ZC26-004, Jonathan Woche is requesting a Zoning Map Amendment from B-2 (General Business District) to B-PUD (Business Planned Unit Development District) for a 10.2201-acre site and a Preliminary PUD Plan for the Jain Center of Cincinnati & Dayton.

Mr. Jonathan Woche (5721 Dragon Way, Cincinnati, OH 45227) spoke on behalf of the application. The property has been owned since 1995 and the temple was constructed in 1995. The intent has always been to build a bigger temple on the property. A zone change from B-2 to B-PUD is required for this existing temple to expand. The proposed temple will be constructed south of the existing temple and provide a large open space between the proposed building and Cincinnati-Dayton Road. The proposal is planned in two phases with the first phase being the construction of the new temple and the associated parking and the conversion of the existing temple to a youth center. Phase II includes the repair and improvement for the existing parking area, construction of a new parking lot, dormitory living quarters and the library. The dormitory would act like a parish house and/or rectory where the priest/monk/lecturer would live on the property. The library is self-explanatory but will serve religious study; however, this portion of the proposal will be fund raiser dependent. The congregation is agreeable to the staff conditions and the 10-year timeline. Open space requirements are well exceeded with this proposal and offers plenty of space for potential meditation gardens or outdoor prayer areas. The Jain Center is agreeable to meeting all landscape regulations throughout the site. The intent is to promote a campus style area that will be inviting to the entire congregation and be compatible with the surroundings. The proposed temple will be constructed mainly of white marble stone with a spire element. While the subject properties are recommended to be developed as General Business but the secondary land uses are civic, institutional and religious facilities on a limited basis which is the case. The Jain Center is part of the fabric of this corridor and is consistent with the surrounding land uses. The Downtown Bethany Vision Plan talks about a transition in this area from the large commercial uses to the south. Unfortunately, the land use plan did not recognize the Jain Center as a religious place of worship aka institutional use as the property directly to the east is an institutional use in Lakota East

High School which again lends itself in the transition of land uses within the corridor. The temple will operate primarily in the evenings and on weekends. There is no objection to connecting to Lakota Lane in Phase II of the proposal; however, there are concerns about a cut through that the students will inevitably use to get to Cincinnati-Dayton Road. Lastly, the applicant is asking for consideration due to them being in the community for the past 30 years and the intent has always been to expand.

Mr. Dobrozsi asked about the architecture and positioning of the proposed temple and if any of the materials and/or building locations have been compromised due to the zoning resolution. Mr. Wocher responded stating they have addressed the standards as best they can to the extent compromised as they've added windows and have addressed materials to be consistent with the surrounding business district.

Mr. Stater asked if the proposed impervious surfaces would cause any flooding issues for neighboring properties. Mr. Wocher responded stating the stormwater management plan would address any potential water issues in the future. The applicant will also be submitting a full lighting plan with the Final PUD Plan, if approved.

Mr. Damaroo Shah (1906 Becket Drive, Piqua, OH 45356) spoke in support of the application. The reason the proposed temple is setback so far from the road is due to the deities which must face either east or north.

Mr. Pramod Jhaveri (4319 Peppermill Lane, Blue Ash, OH 45242) spoke in support of the application. When the temple bought the property in 1992 they were completely surrounded by farm land and has a small congregation of 30-50 people. The construction budget was small in the early 90's which is the reason for the modest temple that is seen today. The basics of Jainism is non-violence and world peace.

Mr. Shad added this request is necessary as their congregation has grown over the past 30 years which necessitates the expansion of the existing facility. Recommending approval of this will help fulfill the dream this congregation had in 1992. This facility will bring so much good to the community with the amount of community support this congregation offers such as their members being elected officials, board members for non-profits, providing necessary masks and similar goods during the Covid19 pandemic and donating funds to charities in need in the tri-state area. This expansion will allow fellow Jain members from all over the world to pilgrimage which will bring jobs and provide an economic benefit to the immediate area.

Mr. Harshad Shah (200 Summerford, Centerville, OH 45458) spoke in support of the application. Worship occurs on the weekend but some individuals do come during the week for prayer. The youth program occurs twice a month with 30-40 youth.

Mr. Shah added there are 10-20 people that come every day for prayer and programs are also offered once a week where 70-80 people gather together for collective meditation. The programs with 200+ people occur 2-3 times per year on particular days. In August there is 8 days of gathering where most people congregate in the morning and 50-60 people in the afternoon. The temple does not have a designated priest at the moment so the rituals are administered by long standing members.

Mrs. Nancy Shah (5343 Canyon Ridge Drive, Liberty Township, OH 45011) spoke in support of the application. One of the main attractions of Liberty Township is the Jain Center. With the membership growing consistently more room for group religious services and for individual prayers is necessary.

Mr. Soham Patel (6459 Kugler Mill Road, Cincinnati, OH 45236) spoke in support of the application. The temple has taught him about peace and non-harming. He enjoys praying with his community and feels a strong positive energy when there is the gathering space with his fellow congregation members.

Mr. Krutha Jain (365 Proctor Drive, Wyoming, OH 45215) spoke in support of the application. He is a member of the congregation but is also representing his architecture firm Champlin Architecture as they produced the submitted plans. This property was purchased in 1992 well before any development occurred and over time the zoning code unfortunately has restricted the ability of the Jain Center to expand. The reach this temple provides is impressive as he has family friends in California that will travel to Liberty Township to pray and reflect. The building itself does not have a backside and intend to follow the principles of Jain temple design in this process.

Mr. Wocher added the submitted plan set was done via volunteer hours and at this point, if approved, they would contact additional design professionals to put together a detailed Final PUD Plan that will answer a lot more questions down range.

Mrs. Pratima Shah (6569 Winter Hazel Court, Liberty Township, OH 45044) spoke in support of the application. The Jain Center is more than a temple. It teaches your children to high value and high ethics. We need more high character people in the world and in our township. With regard to the temple itself, she has a temple at home and the direction the deities face is important.

Mr. Bhavik Shah (8155 Misty Shore Drive, West Chester, OH 45069) spoke in support of the application. He fully supports the proposal as he is a member of the Jain Center and is a small business owner in Liberty Township. The Jain Center has called Liberty Township home for several years but has simply outgrown their current facility. This expansion is the result of years of meticulous planning and this new temple provides the necessary space

for their cultural education and community events and ensures the next generation has room to participate in their values of non-violence and compare compassion keeping the heritage alive right here in Liberty Township.

Mr. Anirudh Jain (3532 Thorn Gate Drive, Mason, OH 45040) spoke in support of the application. He moved to Liberty Township in 2017 primarily to be closer to the Jain Temple. He works an hour and fifteen minutes away but makes the commute because of the Jain Temple. His children have learned to celebrate the Jain holidays and American holidays within the temple environment and have made many friends and have grown tremendously.

Mrs. Sharon Smith (6811 Cincinnati-Dayton Road, Liberty Township, OH 45044) spoke in support of the application. She lives directly across the street from the Jain Center for the past 20 years and wanted to communicate they have been great neighbors and keep their property in great shape.

Mrs. Nia Morar (983 Sterling Place, Centerville, OH 45459) spoke in support of the application. One thing that has not been communicated is the testament to non-intrusiveness regarding the proposed temple. The structure does have a mute tone as well as the dormitory and library. This is done deliberately to not be invasive in other peoples and neighbors' lives and strives to not disturb the peace. Regarding the dormitory, the visiting monks/pastors have no worldly possessions which is why the dormitory was incorporated in the overall masterplan.

Mr. Bob Hutsepillar (7404 Liberty One Drive, Liberty Township, OH 45044) made a neutral comment. His comment regards the JEDD District and by recommending approval of this proposal would affect the existing JEDD agreement. He's aware this is more of a Trustee issue but wanted to bring this to light to be discussed at a later date. Lastly, he has no issue with the secondary connection to Liberty One Drive but believes it should be emergency access only with bollards or else the students will cut through the property every day.

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

Mr. Lupidi stated the Freedom of Religion act speaks loudly to him since they own the land, had approved variances from the mid-90's and not allowing them to expand is something he cannot support which is why he is in favor of the application.

Mr. Dobrozsi stated he recalled their desire to build a new temple several years ago but he does have some reservation about the on-site dormitory and what its limitations are (i.e. visiting priests/lectors vs. visiting families/congregation). Mr. McIntyre responded stating the draft notice of decision contemplates that issue only allowing one dwelling unit to be used only for visiting priest/lecturer.

Mr. Lupidi added this accessory dormitory is commonplace in other religions and hold no issue with the dormitory as proposed with the restriction.

Mr. Hasselbeck stated he is fine with the proposal but has concerns with the access drive going straight through to Cincinnati-Dayton Road. Mr. McIntyre responded stating the landscape plan shows a secondary emergency access which would satisfy the Butler County Engineer's Office requirement but this access can also be gated as to keep students from using this proposed connection.

Mrs. Leitzel made a motion to **RECOMMEND APPROVAL** of case ZC26-0044. Mr. Lupidi seconded. Upon call of the roll. Mrs. Leitzel – yes; Mr. Lupidi – yes; Mr. Hasselbeck – yes; Mr. Dobrozsi – yes; Mr. Stater - yes. The motion passed 5-0.

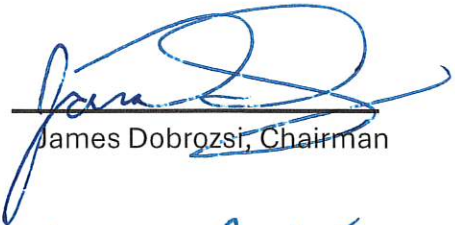
Mr. Stater made a motion to **APPROVE** the December 15, 2025 meeting minutes and notices of decision. Mr. Lupidi seconded. Upon call of the roll: Mr. Stater – yes; Mr. Lupidi – yes; Mr. Dobrozsi – yes; Mr. Hasselbeck – abstain; Mrs. Leitzel - abstain. The motion passed.

Mr. Stater made a motion to elect Mr. Dobrozsi as Chairman of the Liberty Township Zoning Commission for 2026. Mr. Lupidi seconded that motion. Upon call of the roll: Mr. Stater – yes; Mr. Lupidi – yes; Mrs. Leitzel – yes; Mr. Hasselbeck – yes; Mr. Dobrozsi – yes. The motion passed.

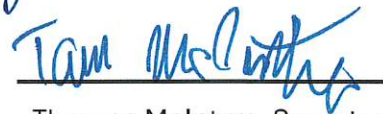
Mr. Lupidi made a motion to elect Mr. Bradshaw as Vice Chairman of the Liberty Township Zoning Commission for 2026. Mr. Hasselbeck seconded that motion. Upon call of the roll: Mr. Lupidi – yes; Mr. Hasselbeck – yes; Mrs. Leitzel – yes; Mr. Stater – yes; Mr. Dobrozsi – yes. The motion passed.

Mr. Dobrozi made a motion to adjourn. Upon call of the roll, the motion passed unanimously and the **ZONING COMMISSION MEETING ADJOURNED.**

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "James Dobrozi", written over a horizontal line.

James Dobrozi, Chairman

A handwritten signature in blue ink, appearing to read "Tom McIntyre", written over a horizontal line.

Thomas McIntyre, Secretary