

LIBERTY TOWNSHIP ZONING COMMISSION
March 21, 2022
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, Mr. Mike Dunn, Mr. Mike Stater, Mr. Michael Ward, and Mr. Brian Uhl. Also, in attendance was Bryan Behrmann, Director of Planning and Zoning.

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

Mr. Dobrozsi called for the first case.

Mr. Behrmann presented the staff report and PowerPoint Presentation for case ZC22-005, Princeton Pike Church of God was requesting a Zoning Map Amendment to rezone 27.976 acres from RA-1 to R-SE and rezone 16.701 acres from R-SE to B-1.

Mr. Dobrozsi asked if there were any questions for staff.

Mr. Stater stated he thought page 4 of the staff report referred to eliminating the Princeton Glendale Business District in its entirety. Mr. Behrmann stated only a small portion approximately 31.58 acres. Mr. Stater asked how many acres would remain in the Princeton Glendale Business District Overlay. Mr. Behrmann said he did not know the exact amount but over 100 acres.

Mr. Dunn asked what methodology was used in separating the B-1 district into a separate parcel. Mr. Behrmann replied it would make the B-1 district a separate lot of record with the Butler County Auditor's Office and the Zoning Resolution does not allow split zone parcels.

Mr. Dobrozsi asked to hear from the applicant.

Etta Reed (6900 Tylersville Road, Mason, OH) on behalf of Princeton Pike Church of God. She stated the subject property was 74 acres and was surrounded by single family homes. She pointed out the recently adopted Comprehensive Plan calls for Neighborhood Business therefore approving the request would bring the zoning in alignment with the Comprehensive Plan. She explained the Princeton Glendale Overlay District does not allow for residential therefore removing the overlay from 31 acres would allow the zoning to better align with the Comprehensive Plan.

Mr. Dobrozsi asked if there were any questions for the applicant.

Mr. Stater asked about the designation on the drawing that states Ohio Department of Transportation. Ms. Reed replied they are easements, ODOT has either purchased the property or they have obtained easements.

Mr. Dunn asked if the church was okay with making the future commercial area a separate parcel. Ms. Reed replied yes.

Mr. Dobrozsi asked if anyone would like to speak as a proponent of this case. There were none.

Mr. Dobrozsi asked if anyone would like to speak as an opponent of this case.

Tim Mara (5170 Schlade Court, Liberty Twp. OH) spoke in opposition of the approval of the zone change. Mr. Mara stated he thought it was a bad practice to not develop as a PUD and felt the applicant should be required to submit a detailed development plan showing open space, building configurations and uses.

Mr. Dobrozsi asked if anyone would like to make a neutral comment on this case.

Kyle Bowling (5886 Sebring Court, Liberty Twp. OH) asked what will happen to the Light up Liberty firework event due to the loss of space. Pastor Barry Clardy (6101 Princeton Glendale Road, Liberty Twp. OH) replied the church is planning on continuing the community event and if needed they will make logistic adjustments. Kyle Bowling asked about a traffic study and spoke in favor of adding two traffic lights.

Mr. Dobrozsi asked Ms. Reed why the property was not being developed as a PUD. Ms. Reed replied the Comprehensive Plan calls for Suburban Residential, the adjacent properties are developed similar and the property by right can be developed that way, 100 x200 lots.

Mr. Dobrozsi asked Ms. Reed if a traffic study had been completed. Ms. Reed replied no, the residential properties will be accessed from the three existing stub streets and with the unknown commercial uses it would be premature for the traffic study. Ms. Reed also stated that Butler County Engineer's Office and ODOT would both require a traffic study once a specific use was determined.

Tim Kelly (4854 Brooke Hill Court, Liberty Twp. OH) stated he had no concerns with the actual development. Mr. Kelly stated he was concerned with added traffic inside the subdivision with people cutting through to get to Princeton Glendale Road and the safety of the children playing.

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

Mr. Dobrozsi asked if there was any discussion.

Mr. Stater stated regardless if it was a PUD or residential the development will create some traffic issues but he was in a favor of the project.

Mr. Dunn stated he felt it was in line with the Comprehensive Plan.

Mr. Uhl stated he agreed it was aligned with the Comprehensive Plan and it was a good use overall to rezone the property.

Mr. Dobrozsi stated he had concerns with the density going from RA-1 to R-SE.

Mr. Dobrozsi asked for a motion on the case.

Mr. Ward made a motion to **RECOMMEND APPROVAL** of Case ZC22-005 as presented by staff. Mr. Uhl seconded. Upon the call of the roll. Mr. Ward – yes; Mr. Uhl - yes; Mr. Stater – yes; Mr. Dunn – yes; Mr. Dobrozsi – no. The motion passed.

Mr. Ward made a motion to **APPROVE** the minutes and Notices of Decisions from the February 28, 2022 meeting. Mr. Stater seconded the motion. Upon call of roll: Mr. Ward – yes; Mr. Stater – yes; Mr. Dunn – abstain; Mr. Uhl – abstain; Mr. Dobrozsi - yes. The motion passed and the request was approved.

Mr. Behrmann stated there were cases set for the April 18, 2022 meeting agenda.

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

Respectfully submitted,

James Dobrozsi, Chairman

Bryan Behrmann, Secretary