



**LIBERTY TOWNSHIP**  
COMPREHENSIVE PLAN

**A VISION FOR THE FUTURE**

LIBERTY TOWNSHIP | BUTLER COUNTY, OHIO  
DECEMBER 15, 2020 (ADOPTED)  
JUNE 3, 2025 (AMENDED)

PREPARED BY



AMERICAN  
**STRUCTUREPOINT**  
INC.

TAYLOR  
SIEFKER  
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design group





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## PLAN ADOPTION RESOLUTION

The 2020 Liberty Township Comprehensive Plan was formally approved by the Board of Trustees on December 15, 2020. A copy of the resolution has been provided for reference. Please contact the Planning and Zoning department for an official copy of the resolution.

Bryan Behrmann  
Liberty Township Director of Planning & Zoning  
5021 Winners Circle Drive  
Liberty Township, OH 45011



### RESOLUTION NO. 2020-118

Board of Trustees, Liberty Township  
Butler County, Ohio

**RESOLUTION TO ADOPT THE LIBERTY TOWNSHIP COMPREHENSIVE PLAN AS THE OFFICIAL PLAN FOR THE DESIRABLE LONG-RANGE USE OF LAND WITHIN LIBERTY TOWNSHIP AND TO SUBMIT THIS RESOLUTION ALONG WITH THE COMPREHENSIVE PLAN DOCUMENT AS PRESENTED, AND AS MODIFIED BY THIS RESOLUTION, TO THE BUTLER COUNTY PLANNING COMMISSION FOR THEIR RECOMMENDATION TO THE BUTLER COUNTY BOARD OF COMMISSIONERS FOR THEIR RECOMMENDATION AND ADOPTION**

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

**WHEREAS**, Ohio Revised Code, Chapter 519 allows townships to adopt local zoning and the ability to regulate certain aspects of development but requires a Comprehensive Plan as a basis for this; and,

**WHEREAS**, the Liberty Township Comprehensive Plan serves as a guide for planning decisions, desirable uses of land and characteristics of development in Liberty Township, Butler County, Ohio; and,

**WHEREAS**, the currently adopted Liberty Township Comprehensive Plan (aka. Vision Plan) was adopted by the Board of Trustees on February 4, 2014 with Resolution 2014-027; and,

**WHEREAS**, it is recommended that a Comprehensive Plan be reviewed and updated every 5 – 10 years to take into consideration changes that have occurred since the plan was adopted and to evaluate the recommendations of the adopted plan; and,

**WHEREAS**, a Steering Committee was appointed, which consisted of nine individuals that were residents, business owners, developers, representatives of township boards and/or county departments, who met as a committee five times and provide their input on several additional occasions; and,

**WHEREAS**, Planning Ambassadors were identified, which consisted of representatives who were active in the community and/or representatives of their Home Owner's Association, who were invited to serve as a resident liaison to the broader community. This group met three times; and,

**WHEREAS**, a transparent update process was conducted in that all meetings were open to the public, a project website was setup to allow people to track the progress, review meeting minutes and plan drafts and to submit comments at any time; and,

**WHEREAS**, the general public was encouraged to participate on many occasions, including two public open houses, three informal community events and two online surveys that collected 1,100 responses; and,

**WHEREAS**, the update process was conducted over a 20-month period with the help of a consultant, and the updated plan was prepared based on the recommendations of the Steering Committee, Board of Trustees, staff and general public, which aligns with the future vision of Liberty Township.

**WHEREAS**, on November 16, 2020, the Liberty Township Zoning Commission reviewed the Comprehensive Plan update, conducted a public hearing and unanimously recommended approval; and,

**WHEREAS**, on November 17, 2020, the draft copy of the Comprehensive Plan update was presented at the regularly scheduled Board of Trustees Meeting, which initiated a public review period and the final opportunity for the public to review the updated plan prior to consideration by the Board of Trustees for adoption; and,

**WHEREAS**, on December 15, 2020, the Liberty Township Board of Trustees reviewed the Comprehensive Plan update and conducted a public hearing; and,

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

**THEREFORE BE IT RESOLVED**, after the hearing the Board deliberated on the above application and passed a motion to Recommend Approval of the Liberty Township Comprehensive Plan as presented in the Adoption Draft dated October 27, 2020 with the following modifications and conditions:

1. The Future Land Use Map on Page 91 shall be updated with the following modification:
  - a. The property on the north side of Princeton Road and east side of Mauds Hughes Road, which has the address 6400 Princeton Road and Parcel ID D2010-022.000-079, which was recommended for an "Institutional" future land use shall be changed to "General Business."
2. The currently adopted 2013 Vision Plan in Section V makes recommendations for bicycle and pedestrian connectivity throughout Liberty Township. It is recommended with the updated plan that a separate Trails

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Plan document be prepared, separate from the Comprehensive Plan, which is anticipated to occur in 2021. Until this separate Trails Plan is adopted in the future, the recommendations of the 2013 Vision Plan shall serve as a guide for bicycle and pedestrian connectivity in Liberty Township.

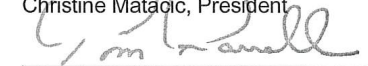
Trustee Farrell moved to approve the resolution. Trustee Schramm seconded the motion. Upon call of the roll, the vote resulted as follows:

Trustee Farrell,     yes  
Trustee Schramm,   yes  
Trustee Matacic,    yes


Adopted: Tuesday, December 15, 2020



Christine Matacic, President



Tom Farrell, Vice President



Steve Schramm, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed, and filed with the Liberty Township Fiscal Officer this 15<sup>th</sup> day of December, 2020.



Pamela Quinlisk  
Fiscal Officer

APPROVED AS TO FORM:



Scott D. Phillips, Law Director

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## PLAN AMENDMENT RESOLUTION

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An amendment to the *2020 Liberty Township Comprehensive Plan* was formally approved by the Board of Trustees on June 3, 2025. A copy of the resolution has been provided for reference. Please contact the Planning and Zoning department for an official copy of the resolution.

Bryan Behrmann  
Liberty Township Director of Planning & Zoning  
5021 Winners Circle Drive  
Liberty Township, OH 45011



**RESOLUTION NO. 2025-052**

Board of Trustees, Liberty Township  
Butler County, Ohio

**RESOLUTION TO ACCEPT THE RECOMMENDATION OF THE LIBERTY TOWNSHIP ZONING COMMISSION NOTICE OF DECISION FOR CASE ZC25-008, LIBERTY TOWNSHIP BOARD OF TRUSTEES, AND TO APPROVE AN AMENDMENT TO THE LIBERTY TOWNSHIP COMPREHENSIVE PLAN**

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

**WHEREAS**, Ohio Revised Code, Chapter 519 allows townships to adopt local zoning and the ability to regulate certain aspects of development but requires a Comprehensive Plan as a basis for this; and,

**WHEREAS**, the Comprehensive Plan serves as a guide for planning decisions, desirable uses of land and characteristics of development in Liberty Township, Butler County, Ohio; and,

**WHEREAS**, on December 15, 2020 the Board of Trustees approved a major update to the Liberty Township Comprehensive Plan, which was at the conclusion of an extensive process that involved significant community input; and,

**WHEREAS**, significant changes have occurred since the last update to the Liberty Township Comprehensive Plan with regard to residential densities in the township; and,

**WHEREAS**, the Board of Trustees find that major changes to the Liberty Township Comprehensive Plan are required to modify the residential density recommendations in certain areas; and,

**WHEREAS**, the amendments to the Liberty Township Comprehensive Plan are proposed for the purpose of promoting public health, safety, morals, comfort and general welfare; conserving and protecting property and values; and securing the most appropriate use of land for desirable future development of the Township.

**WHEREAS**, Liberty Township Board of Trustees submitted an application requesting an amendment to the Liberty Township Comprehensive Plan; and,

**WHEREAS**, on April 28, 2025, the Liberty Township Zoning Commission conducted a public hearing for the proposed request and recommended approval; and,

**WHEREAS**, a public hearing was conducted by the Liberty Township Board of Trustees on Tuesday, June 3, 2025 at 6:00 p.m. for the proposed Zoning Map Amendment; and,

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

**THEREFORE BE IT RESOLVED** that the Liberty Township Board of Trustees do hereby accept the recommendation of the Liberty Township Zoning Commission and approve the amendments to the Liberty Township Comprehensive Plan.

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

Trustee Farrell, Yes  
Trustee Schramm, Yes  
Trustee Minniear, Yes

Adopted: Tuesday, June 3, 2025

Tom Farrell, President

Steve Schramm, Vice President

Todd Minniear, Trustee

**AUTHENTICATION**

This is to certify that this resolution was duly passed, and filed with the Liberty Township Fiscal Officer this 3<sup>rd</sup> day of June 2025.

Pam Quinlisk  
Fiscal Officer

APPROVED AS TO FORM:

Scott D. Phillips, Law Director

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