

REPORT TO THE LIBERTY TOWNSHIP BOARD OF TRUSTEES
For Meeting of July 17, 2018

CASE NO. ZC18-011

ZONING TEXT AMENDMENT – COMPREHENSIVE ZONING RESOLUTION UPDATE
APPLICANT – LIBERTY TOWNSHIP BOARD OF TRUSTEES

BACKGROUND:

Liberty Township adopted and established its Zoning Resolution in November of 1992. Since that time, there has been one major overhaul of the Zoning Resolution, which was adopted on March 7, 2002. The Zoning Resolution has continued to be evaluated by the Liberty Township Planning & Zoning Department and has undergone several individual text amendments to address several deficiencies, planning and zoning related issues, and legal clarifications since the overhaul in March 2002. The most recent text amendment approved occurred on March 8, 2018 which addressed Medical Marijuana Businesses, as this use type was recently subject of an Ohio House Bill. Because the text amendments to the Zoning Resolution since 2002 have been to address specific issues, it was determined that the resolution be evaluated at a comprehensive level.

In 2017, the Planning & Zoning Department began a comprehensive review of the effective Zoning Resolution. This process included identifying inconsistencies in the language, regulations that have been the subject of consistent Board of Zoning Appeal (BZA) and Zoning Commission (ZC) requests, current planning and zoning trends, current community needs, and evaluating the Zoning Resolution against the 2013 Comprehensive Vision Plan to ensure that the zoning requirements were geared towards the desired vision of the township.

The proposed text amendments are the result of input gathered from Liberty Township Planning & Zoning Department, Township Administration, as well as the township's legal counsel. The Liberty Township Board of Trustees initiated the proposed Text Amendment on May 1, 2018.

STAFF COMMENTS REGARDING PROPOSED TEXT AMENDMENTS

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- ❖ Update to page references and amended section headers to reflect proposed text amendments.

ARTICLE 1: GENERAL PROVISION

- ❖ General grammatical clean-up.
- ❖ Section 1.6.2 – Relationship with Third Party Private Agreements
 - Expressly include that the township is not responsible for enforcing provisions outlined by Home Owners Association rules and regulations.

ARTICLE 2: ADMINISTRATIVE ROLES & AUTHORITY

- ❖ General grammatical clean-up
- ❖ Table 2.2-A Summary Table of Review Bodies
 - Modifications to allow staff the authority to review and make decisions on Overlay District Site Plan Review applications. This will allow the process to become streamlined when applicants meet the standards of the overlay districts (Article 5), whereas currently, all applications must be reviewed by the Zoning Commission. This proposal will act as an incentive for developers to meet the requirements of the overlay

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district in order to avoid the need to go before the Zoning Commission. If staff determines that there are elements of the application that do not comply with the Zoning Resolution, the applicant may alter the plan to address the requirements or elect to have the application reviewed by the Zoning Commission for a design waiver and/or variance.

❖ Section 2.6.1 – Zoning Inspector Roles and Powers

- Grant the Zoning Inspector the ability to allow his/her designee to review Zoning Certificate applications
- Grant the Zoning Inspector the ability to allow the Code Enforcement Officer/Zoning Specialist to sign and issue Notice of Violations.

ARTICLE 3: DEVELOPMENT REVIEW PROCEDURES

❖ General grammatical clean-up.

❖ Section 3.4.3 – Site Plan Review Required Prior to Issuance of Zoning Certificate

- Modifications to reflect the ability of staff to review overlay district applications per proposed amendment to Table 2.2-A

❖ Section 3.5 – Site Plan Review

- Establishes the review process for Site Plan Review (overlay district applications) to reflect Table 2.2.-A. Modifications to allow staff the authority to review and make decisions on Overlay District Site Plan Review applications. This will allow the process to become streamlined when applicants meet the standards of the overlay districts (Article 5), whereas currently, all applications must be reviewed by the Zoning Commission. This proposal will act as an incentive for developers to meet the requirements of the overlay district in order to avoid the need to go before the Zoning Commission. If staff determines that there are elements of the application that do not comply with the Zoning Resolution, the applicant may alter the plan to address the requirements, or elect to have the application reviewed by the Zoning Commission for a design waiver and/or variance.

❖ Section 3.7.5 (3) Appeals, Variance, and Conditional Uses Expiration

- Increase the extension period that can be granted by the BZA from six (6) months to one (1) year in order to maintain consistency with the expiration period of Zoning Certificates.

ARTICLE 4: ZONE DISTRICTS & USE REGULATIONS

❖ General grammatical clean-up

❖ Table 4.3-A – Zoning Districts

- Clarification that the B-2 Zoning District is the “General Business District,” rather than “Community Business District.” The Zoning Resolution was previously inconsistent with the naming of the B-2 district.
- Addition of the Princeton-Glendale Business District Overlay (PGBD-O).

❖ Section 4.6 – Overlay Zoning District Purpose Statements

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- Update to Overlay District maps to reflect updated parcels and roads.
 - Update Overlay District purpose statements to more accurately reflect each overlay.
 - Addition of Princeton-Glendale Business District Overlay Purpose Statement and map.
- ❖ Table 4.7-A – Principally Permitted Uses
- Brewpubs
 - Definition: Establishment primarily engaged in the retail sale of prepared food for consumption, which includes the brewing of beer as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage
 - Permitted by Right: B-1; B-2; O-2; CRC-OD (Sub-Areas A, D, E); CDBD-O; BDBD-O; HCED-O; PGBD-O
 - Conditional Use: O-1; YRWBD-O
 - Allowable Use: B-PUD; MU-PUD
 - Section 4.9.6: Use Specific Standards established
 - Staff Note: Due to increase popularity of the craft beer and restaurant market, the current Zoning Resolution does not allow for brewpub type uses that integrate restaurant with light brewing operation.
 - Microbrewery
 - Definition: Establishments engaged in on-site brewing of beer and sales of beer by the glass for on premise consumption. These establishments are primarily used for the production of beer and ale and may include retail and food service as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage.
 - Permitted by Right: B-2; M-1
 - Conditional Use: CRC-OD (All sub-areas); BDBD-O; YRWBD-O; HCED-O; PGBD-O
 - Allowable Use: B-PUD; MU-PUD
 - Section 4.9.16: Use Specific Standards established
 - Staff Note: Due to increase popularity of the craft beer market, the current Zoning Resolution does differentiate between a microbrewery and an industrial use.
 - Personal Improvement Service
 - Definition: Informational, instructional, personal improvement, and similar services or a nonprofessional nature. Typical uses include barber shops, beauty shops, health clubs, yoga or dance studios, driving schools, and martial arts studios. A massage establishment operated by a licensed massage therapist is

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also included within the “personal improvement service” use category.

- Permitted by Right: B-1; B-2: CDBD-O; BDBD-O; YRWBD-O; HCED-O; PGBD-O
- Allowable Use: B-PUD; MU-PUD
- Staff Note: This is a use type that is not well defined in the current Zoning Resolution. It is not clear whether it is within the definition of “Retail and Service Commercial Sales.” This clearly defines the use type and establishes districts the use is permissible within.
- **Storage Facility**
 - Permitted w/ Conditions: M-1 District (currently Permitted by Right)
 - Conditional: PGBD-O (currently only Conditional in the O-2 district)
 - Section 4.9.21: Use Specific Standards established
 - Staff Note: By adding additional regulations in Section 4.9, any adjacent lower intensity uses and aesthetics will be better protected.
- **Storage Facility, Indoor**
 - Definition: A building consisting of individual, self-contained units leased to individuals, organizations, or businesses for self-service storage of personal property, which are all accessed from the interior of the building. The building features a main customer entrance and no storage units are accessible directly from the exterior of the building.
 - Permitted w/ Conditions Right: PGBD-O
 - Section 4.9.21: Use Specific Standards established
 - Staff Note: Introduction of Storage Facility, Indoor as a permitted with conditions use in the PGBD-O to help encourage this type of facility rather than the standard storage facility use if one is proposed. This type of storage facility has less impact than the standard storage facility where the units are all accessed from the exterior of the buildings. By allowing these uses in an overlay district, enhanced building aesthetics will be required. By adding additional regulations in Section 4.9, any adjacent lower intensity uses and aesthetics will be better protected.
- **Taproom/Wine Bar**
 - Definition: An establishment that serves malt beverages and/or wine with a minimum of 50% of the gross floor area devoted to the retail sales of malt beverages, wine, and related products. Taprooms/Wine Bars do not include the service or sale of distilled spirits.
 - Permitted by Right: B-1; B-2; CDBD-O; BDBD-O; YRWBD-O; HCED-O; PGBD-O
 - Allowable Use: B-PUD; MU-PUD
 - Staff Note: This is an emerging use that would otherwise be considered a Bar,

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Cocktail Lounge, and Tavern use. However, these establishments focus on either malt beverage sales or wine sales, with a retail component. Some examples of this use type include “Casual Pint,” “B.C. Bottle Lodge,” and various wine bars.

- Type-A/Type-B Family Day Care Home
 - Staff Note: These uses are currently defined and permitted in all residential zoning districts. Staff recommends this use type be an allowable use in the R-PUD zoning designation.
 - Allowable Use: R-PUD
- ❖ Section 4.9.10 – Day Care Centers
 - Specify the “appropriate landscape materials” that can be used as screening methods for exterior activity areas and play lots.
- ❖ Section 4.9.13 – Hospitals, Medical Center, and Outpatient Clinic
 - Define a minimum 1,000’ buffer setback from abutting residential lots, districts, and subdivisions for any helipad proposed for a site. This distance is based from the recommended 280’ Heliport Protection Zone (HPZ) for Hospital Heliports (4/24/2012)
- ❖ Section 4.10.1 – Site Development Standards: Measurements, Computations & Exceptions
 - Allow roofs over porches to extend into the front yard setback, as cornices, canopies, and eaves are currently able to do so (4.10.1 (5)(d)(A))
 - Establish a limit to the number of panhandle lots that are able to be created based on the number of lots in a recorded subdivision and limit the number of contiguous panhandles permitted to two (2) (4.10.1 (5)(h))
- ❖ Section 4.11.3 – PUD Districts: Review Procedure
 - Establish an expiration date for Final PUD Plans that have received approval but have not commenced with construction. (4.11.3 (6)(a))
 - Establish the ability for the Zoning Commission to extend the Final PUD approval if construction has not commenced within three (3) years of approval. (4.11.3 (6)(d))
- ❖ Section 4.11.4 – Residential Planned Unit Development (R-PUD)
 - Allow isolated pieces of land to be calculated as open space only when the isolated land is used as green infrastructure subject to Zoning Commission approval. (4.11.4 (7))
 - Require street trees for R-PUD districts as approved by the Zoning Commission. (4.11.4 (9))
- ❖ Section 4.11.5 – Business Planned Unit Development (B-PUD)
 - Allow isolated pieces of land to be calculated as open space only when the isolated land is used as green infrastructure subject to Zoning Commission approval. (4.11.5 (5))
- ❖ Section 4.11.6 – Mixed Use Planned Unit Development (MU-PUD)
 - The Comprehensive Vision Plan establishes that Planned Community Mixed Use developments should be a minimum of 20 acres. The MU-PUD is the appropriate zoning designation for the Planned Community Mixed Use designation, which calls for

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- a minimum of 25% commercial development. Staff is recommending the ability for MU-PUD zones to be considered when the development is less than 20 acres as long as the minimum commercial land is increased beyond 25%. This amendment is due to the number of lots that are less than 20 acres in size along Princeton Glendale Road and identified as Planned Community Mixed Use in the Comprehensive Land Use Plan. (4.11.6 (4))
- Allow isolated pieces of land to be calculated as open space only when the isolated land is used as green infrastructure subject to Zoning Commission approval. (4.11.6 (7))
- ❖ Table 4.12-A – Permitted Accessory Uses
- Include “Detached Pergolas,” and “Detached Decks”
 - Allow Porches/Decks in the R-4, B-1, B-2, O-1, O-2, B-PUD, and MU-PUD zoning districts with conditions.
 - Include “Hot Tubs,” and “Fire Pits” as accessory
- ❖ Section 4.12.4 – Accessory Uses Setback and Height Requirements
- Amendment to allow pergolas that are open on at least three (3) sides to be within six feet (6’) of the principle structure.
- ❖ Section 4.12.5 (3) and Table 4.12-B – Detached Garages, Sheds, Above-Ground Swimming Pools, Pergolas, Detached Decks, and Gazebos
- Clarification and amendments regarding the accessory structure size permitted for lot size ranges. Addition of the type of accessory structures that are calculated into the overall cumulative square footage for accessory structures on a lot. Clarification regarding accessory structure allowances in commercial and industrial zoning districts.
 - Addition of a footnote that requires structures larger than 1,500 square feet (only permitted on lots 5 acres or more in size) to be set back a minimum of 50’ from adjoining property lines.
- ❖ Section 4.12.5 (5) – Fences, Walls, and Hedges
- Clarification regarding fence construction with finished side facing out, height of decorative caps and posts, and decorative landscaping fencing that does not require a zoning certificate.
- ❖ Section 4.12.5 (14)(b) – Community Pools
- Define the allowable setbacks from residential lots for Community Pools within subdivisions
- ❖ Section 4.13 – Temporary Uses
- More clearly define temporary uses to include seasonal/holiday retail sales (i.e. Christmas tree sales, pumpkin sales, etc.)

ARTICLE 5: OVERLAY DISTRICT DEVELOPMENT STANDARDS

- ❖ General grammatical and reference clean-up
- ❖ Integration of the PGBD-O District and establishing overlay development standards associated with this overlay.

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- ❖ Section 5.4.1 (1) – Building Materials in All Overlay Districts
 - Amendment to recommend buildings less than 5,000 square feet incorporate a minimum of 80% brick and/or natural stone on all facades due to the smaller size of the structure.
- ❖ Section 5.6.1 (1) – Wall Signs for the Cox Road Corridor (CRC-OD)
 - Allow wall signage to be distributed to non-frontage building elevations. For Sub-Areas B and C, signage shall still be prohibited to face a residential lot line in a recorded subdivision unless separated by a public road.
- ❖ Section 5.6.2 – Sign Regulations for the Princeton Glendale Business District Overlay
 - Establish wall sign requirements consistent with other overlay district regulations.
 - Establish ground sign requirements specific to the PGBD-O. The ground signs for the PGBD-O are not the same design as those required in the CDBD-O, BDBD-O, and YRWBD-O.
- ❖ Section 5.6.2 (1) – Sign Regulations for All Other Overlay Districts – Wall Signs
 - Clarification regarding illumination methods for wall signs. Additional language that allows the Zoning Commission to review alternatives to wall signs on a case by case basis for signs such as projecting signage.
- ❖ Figure 5.6-1 – Example of Ground Sign Specifications
 - Updated graphic for readability purposes. Modification to allow tenant to use a different neutral background color for the cabinet per Zoning Inspector’s approval. Allow the base to be constructed using stone.
- ❖ Section 5.9.2 – Street Lighting
 - Duke Energy’s gas light replica light fixture is no longer being produced due to lack in efficiency levels. Therefore, the Deluxe Acorn LED fixture is proposed to be required along public street frontage of parcels within the BDBD-O. Updated graphic to represent this modification.

ARTICLE 6: GENERAL DEVELOPMENT STANDARDS

- ❖ General grammatical clean-up
- ❖ Section 6.1.3 (2) – Roofs
 - Clarify language regarding flat roof requirements and sloping roof requirements by separating these types into two bullet points. This will add clarification regarding this language, as well as maintain format consistency with the roof standards for single story buildings.
- ❖ Section 6.2.2 – Dumpster and Trash Container Standards
 - Amend language related to dumpster enclosure material which requires the enclosure to be constructed of brick/stone or split faced CMU. Addition of language that allows for flexibility when the dumpster or trash container is integrated with the principal structure (ex: trash compactors).
- ❖ Section 6.3.3 (8) – Prohibited Lights
 - Add neon chroma lights as a prohibit light for illumination.
- ❖ Section 6.5.2 (2)(a)(ii) – Residential Exterior Property Maintenance Standards
 - Clarify the required ground covering methods for residential exterior property maintenance. Require that grass, plantings, or other suitable ground cover that is properly maintained must be provided.
- ❖ Section 6.5.2 (2)(f) – Residential Exterior Property Maintenance Standards – Occupancy
 - Prohibit temporary structures from being used as temporary residences, rather than just

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during construction.

- ❖ Section 6.5.2 – Residential Exterior Property Maintenance Standards – New Sections
 - Addition of requirements for storage of yard maintenance equipment and firewood storage.
- ❖ Section 6.5.3 – Commercial Exterior Property Maintenance Standards
 - Amend “Commercial” to “Nonresidential” uses for exterior property maintenance standards, in order for this section to apply to multi-family and public/institutional uses.
- ❖ Section 6.6.2 (9)(e) – Outdoor Sales, Displays, and Storage
 - Addition of language that requires temporary walls/tents used to enclose outdoor patio/dining areas to be approved by the Zoning Inspector and Fire Department.

ARTICLE 7: PARKING, LOADING, & CIRCULATION

- ❖ General grammatical clean-up
- ❖ Section 7.3.1 & 7.3.2 – Sidewalk and Walkways Required
 - Add language that requires a ten-foot (10’) wide biker/hiker path when a connection to an existing biker/hiker path is available and/or when the subject property is along an adopted Comprehensive Vision Plan. The Zoning Inspector may require an eight-foot (8’) wide biker/hiker path as opposed to a required sidewalk if determined appropriate.
- ❖ Section 7.4 – Cross Access Easements
 - Clarify that cross-access easements may serve properties in addition to those immediately adjacent to a property.
- ❖ Table 7.6-A – Number of Parking Spaces Required
 - Amend the parking space requirement table to include Residential Subdivision Pools, as the number of parking spaces for this use has been subject to a number of Board of Zoning Appeals cases in the recent past.
- ❖ Section 7.6.2 (2) – Location of Parking Areas
 - Define setback dimensions for parking spaces from a structure to allow for landscape treatments and a pedestrian walkway.
- ❖ Section 7.6.2 (3) – Location of Parking Areas – Yard Setbacks
 - Include areas identified in the Comprehensive Vision Plan that are planned for commercial or mixed-use that can be considered when locating parking in a front, side, and rear yard.
- ❖ Section 7.6.3 – Design Requirements – Access and Driveways
 - Amended to maintain consistency with Section 7.4 with regards to access easements.
- ❖ Section 7.9.1 – Recreational Vehicles
 - Allow paver stones to be used as a parking surface for recreational vehicles and clarify that recreational vehicle parking spaces must be accessible to a public/private roadway via a paved driveway.
- ❖ Section 7.9.2 – Commercial Vehicles
 - Include box-trucks as a commercial vehicle and include images to illustrate commercial vehicles that are prohibited on residential properties. Update the Trustee’s Resolution number pertaining to parking of semi-trucks and semi-trailers in residential districts.

ARTICLE 8: LANDSCAPING & BUFFERING

- ❖ General grammatical clean-up
- ❖ Section 8.3.4 (1) – Landscape Materials and Standards – Wall and Fences
 - Clarify that fences/walls must be erected so the finished side faces outward, with the

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structural members facing interior to the yard.

- ❖ Section 8.4.1 – Streetscape Buffer
 - Encourage the use of green infrastructure (rain gardens, bio swales, etc.) into streetscape buffers.
- ❖ Table 8.4-A – Lot Perimeter Buffer Requirements
 - Clarification of the measuring point for the landscape mound for Buffer D.

ARTICLE 9: SIGNS

- ❖ General grammatical clean-up
- ❖ Remove content-based provisions due to Reed v. Town of Gilbert, 135 S. Ct. 2218 (2015) Supreme Court ruling.
- ❖ Section 9.2.3 – Prohibited Signs
 - Continue to establish LED, electronic, or digital reader board signs as prohibited, unless otherwise permitted under a proposed Section 9.4.5 (8).
 - Addition of rope lighting, LED lights that line storefronts, and human signs as prohibited sign types.
- ❖ Section 9.3 – Signs Requiring a Permit
 - Establish setbacks for adjoining property lines, rather than only having street right-of-way setbacks
 - Clarify that political and election signs should be included as noncommercial speech signs.
- ❖ Section 9.4.2 – Signs for Principally Permitted Nonresidential Uses in Residential and Agricultural Districts
 - This section was previously for “Public and Institutional Uses,” however it would be treating these uses differently than other uses. By regulating the signage for “Principally Permitted Nonresidential Uses” in residential and agricultural zoning districts, these regulations would apply for all nonresidential uses permissible within these districts. Because these districts are of residential nature, the signs should be sized and illuminated in a different manner than commercial and industrial districts.
 - Introduce standards for wall signs for uses within these districts, as wall signs are currently not permitted for these uses in these districts.
- ❖ 9.4.3 – Temporary Signs
 - Previously this section applied only to “special events” which was content based. By eliminating “special events” from this section, these standards will now apply to any type of temporary sign, including those for special events and development/construction signage.
 - Modification to allow temporary signs to be installed for a period not to exceed 15 days, no more than four (4) times a year. This would then allow for the same 60 total days in a calendar year that was previously permitted but would grant the applicant the flexibility to have signs more frequently for a shorter display period. The Zoning Inspector will have the ability to approve different installation increments, but at no time would the display period exceed 60 days per calendar year for a property.
 - Because of the proposed amendments, Section 9.4.4 Temporary Signs for Development/Construction would then be removed, as these temporary signs would be regulated via Section 9.4.3 Temporary Signs. This therefore changes the numbering of sections for the remainder of Article 9.
- ❖ Section 9.4.4 – Entrance Monuments

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- Prohibit the use of cabinet/lot box signage and raceways for entry monuments. Require foundation plantings along the entire length of the feature.
- ❖ Section 9.4.5 – Signs for Commercial, Office, and Industrial Districts
 - Require that the foundation of ground signs be constructed of a brick or stone material, and that the display area shall not be wider than the base or sign support structure.
 - Introduce provisions for setbacks from adjoining property lines to avoid signs from being located up to the property line.
 - Remove the requirement for addresses to be included on ground signs
 - Remove requirements for Fuel Display Prices as this is a content-based provision that allowed for LED reader signage only in these scenarios. Because of the removal of this provision, staff is recommended to allow LED signs in only the B-2 zoning districts (where fuel centers are currently permitted), in a limited capacity as regulated by proposed language.
 - Allow permitted signage to be distributed to non-frontage building elevations with the stipulation that at no time shall the 4% calculation be exceeded on any building elevation.
 - Add language to clarify that wall signage for multi-tenant buildings shall be calculated based upon the building frontage for each individual tenant space.
 - Introduce standards to allow for digital reader signs in B-2 zoning districts (not within overlay districts). The purpose behind this is to still be able to allow fuel price signage to include digital prices, without having content-based regulations. While this will allow for other uses in the B-2 districts to install digital reader signs if they so choose, requirements are proposed that would require the message to be static for a minimum of 10 seconds, allow for a maximum of 25% of the permitted sign area to be used for such signage, and require maintenance and upkeep on such signage.

ARTICLE 10: VIOLATIONS & PENALTIES

- ❖ General grammatical clean-up

ARTICLE 11: DEFINITIONS AND RULES FOR INTERPRETATION

- ❖ General grammatical clean-up
- ❖ 11.1.12 – Rules of Construction and Interpretation – Other Terms Not Defined
 - Establish language to state that if words and phrases are not defined by the resolution, the word/phrase shall have the meaning given in the latest edition of the Merriam Webster’s Collegiate Dictionary
- ❖ 11.2 – Definitions
 - Remove all references to articles, tables, and sections in each definition. The references to sections change when adopting text amendments. Section 11.2 does not serve as an index to the Zoning Resolution, rather it is a list of definitions that are referred to for clarification from looking at different sections in the resolution.
 - The definitions for “Institutional Care Facility,” “Internet Café,” and “Internet Sweepstakes Café” have been relocated in order to maintain alphabetical order.
 - Include new definitions for the following terms:
 - “Brewpub”
 - “Drop Off Box”
 - “Hotel, Extended Stay”
 - “Housekeeping Unit, Single”

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- “Inoperable Vehicle”
- “Medical Equipment/Supplies”
- “Microbrewery”
- “Pergola”
- “Personal Improvement Service”
- “Private Drive”
- “Recreational Vehicle”
- “Setback”
- “Shed” – Refer to “Storage/Utility Shed”
- “Sign, Projecting”
- “Storage Facility, Indoor”
- “Storage/Utility Shed”
- “Swimming Pool”
- “Taproom/Wine Bar”

AVAILABLE OPTIONS:

1. Approval of the Text Amendments as presented by Staff.
2. A of the Text Amendments as presented by Staff with specified modifications.
3. Denial of the Text Amendments.

REQUIRED PROCESS:

The following is a timeline of the public hearing process for the proposed Text Amendments:

- June 12th, 2018 Public Hearing by the Butler County Planning Commission
 - Recommendation of Approval
- June 18th, 2018 Public Hearing by the Liberty Township Zoning Commission
 - Recommendation of Approval
- July 17th, 2018 Public Hearing by the Liberty Township Board of Trustees – Final Decision
- August 16th, 2018 30 Day Referendum Period expires and Text Amendment becomes effective



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