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**Home Owner Association Update**  
***October 19, 2010***



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## **Welcome and Introductions**

**Township Trustees serving 4-year terms**

- ***David Kern, President***
- ***Christine Matacic, Vice President***
- ***Patrick Hiltman, Trustee***

**Township Fiscal Officer**

- ***Pamela Quinlisk***



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## **Liberty Township Administration**

- ***Dina Minneci, Township Administrator***
- ***Melanie Brokaw, HR Director/Assistant Administrator***
- ***Jonathan West, Director of Planning and Zoning***
- ***Caroline McKinney, Economic Development Director***
- ***Kristen Bitonte, Finance Director***
- ***Rick Plummer, Roads & Services Director***
- ***Chief Paul Stumpf, Fire Chief***
- ***Lt. Bunnell & Sgt. Lambert, Butler County Sheriff Dept.***



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## ***Planning & Zoning Department***

### **Political Sign Requirements**

- No Permit is required, however the Zoning Resolution regulates the following:
  - Maximum height of eight (8) feet
  - Shall be setback a minimum of ten (10) feet from the street right-of-way line
    - behind sidewalk in neighborhood
    - behind line of telephone poles on main roads



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## **Planning & Zoning Department**

### **Zoning Certificates**

- When do I need a Zoning Certificate? **BEFORE** you start construction.

The list below is a partial list:

- New construction
- Additions
- Decks or Porches (including covered decks/porches)
- Fences
- Pools
- Pergolas
- Gazebo
- Home Occupation
- Retaining walls (3+ feet)
- Finished basement
- Structural remodel
- Accessory Structures – garages / sheds



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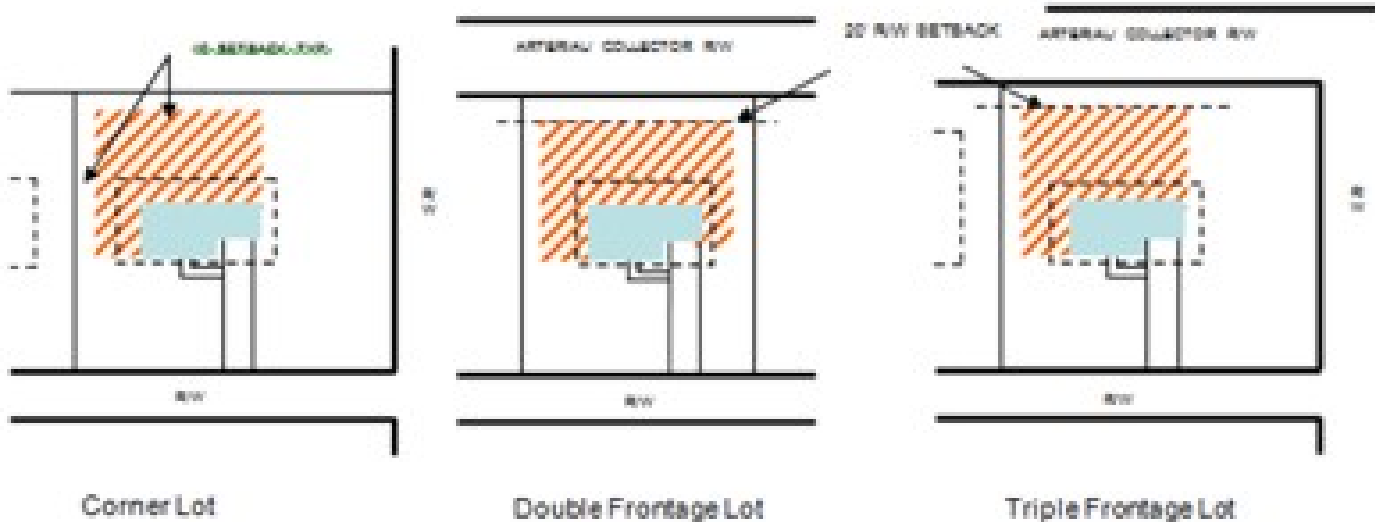
## ***Planning & Zoning Department***

### **Detached Garages, Storage/Utility Sheds, Gazebos:**

- Only permitted in rear yard
- Set back 10' from rear and side property lines
- Set back 6' minimum from principal structure
- Sizes are restricted based on acreage (below is max. cumulative sq. ft. for Detached Garages, Sheds, Above Ground Swimming Pools, and Gazebos)
  - Up to 1 acre = 576 sq. ft. total (e.g. 24'x24')
  - 1 to 1.99 acres = 960 sq. ft. total (e.g. 30'x32')
  - 2 to 4.99 acres = 1,200 sq. ft. total (e.g. 30'x40')
  - 5 to 9.99 acres = 1,600 sq. ft. total (e.g. 40'x40')
  - 10 + acres = 3,200 sq. ft. total
- Shall not exceed 16' high (midpoint of roof) on lots less than 5 acres
- Shall not exceed height of principal structure on lots greater than 5 acres.

## Detached Garages, Storage/Utility Sheds, Gazebos:

- Exception for Rear Yard:
  - Corner lots, double frontage lots, triple frontage lots per the exhibit below.





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## ***Planning & Zoning Department***

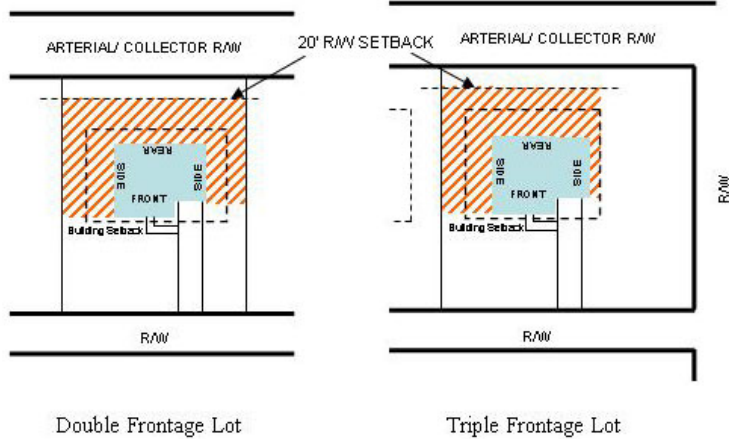
### **Fences in Subdivisions**

**(This is not an exhaustive list of regulations):**

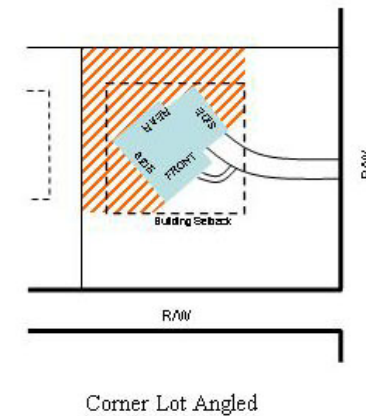
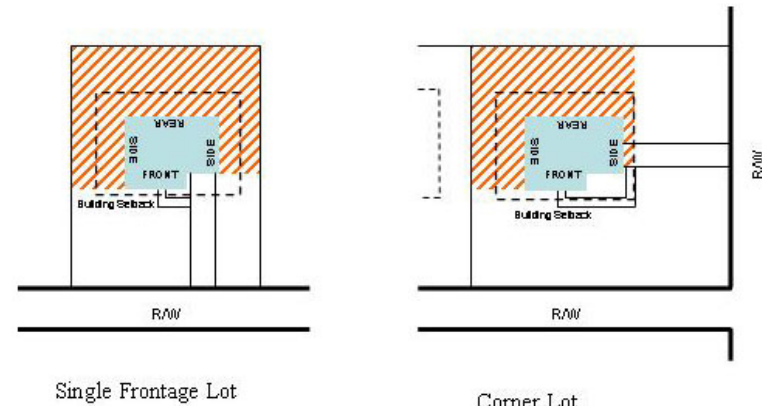
- **Only permitted in side and rear yard in subdivisions**
- **Fences are NOT permitted in the front yard**
- **Good side must face out**
- **Chain link is not permitted**
- **6' is maximum height**
- **May be placed right up to the property line**
- **Fences in detention basins and flood plain are subject to county rules and regulations**
- **All fences shall be kept in good repair and appearance**

## Fences:

- Exception for:
  - Corner lots
  - double frontage lots
  - triple frontage lots
  - Angled home on corner



## Planning & Zoning Department





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## ***Planning & Zoning Department***

### **Zoning Certificates**

#### ■ Additional information:

- Liberty Township does not enforce Restrictive Covenants, Deed Restrictions or HOA Architectural Requirements.
- We DO ask the applicant if they have HOA approval.
- We review each permit to make sure it is consistent with the Zoning Resolution. Our zoning MAY be more or less restrictive than your HOA guidelines.



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## ***Planning & Zoning Department***

### **2030 Vision Plan (an update to the 2006 Comprehensive Plan)**

- **ORC 519.02 requires that townships use a comprehensive plan as a basis for zoning**
- **The comprehensive plan provides the township, citizens, business owners, & development community with the following:**
  - Vision for the future of Liberty Township
  - Goals, Objectives and Policies to guide the development and redevelopment of Liberty Township
  - Comprehensive maps to guide development & redevelopment
  - A guide for major public investments required to carry out the plan
  - Actions to implement long term and short term strategies
  - A process for review & amendment of the plan
  - Land Use Map that identifies the vision for future development
  - Parks and Recreation Plan
  - Trails and Pedestrian Access Plan



# LIBERTY TOWNSHIP Comprehensive Plan



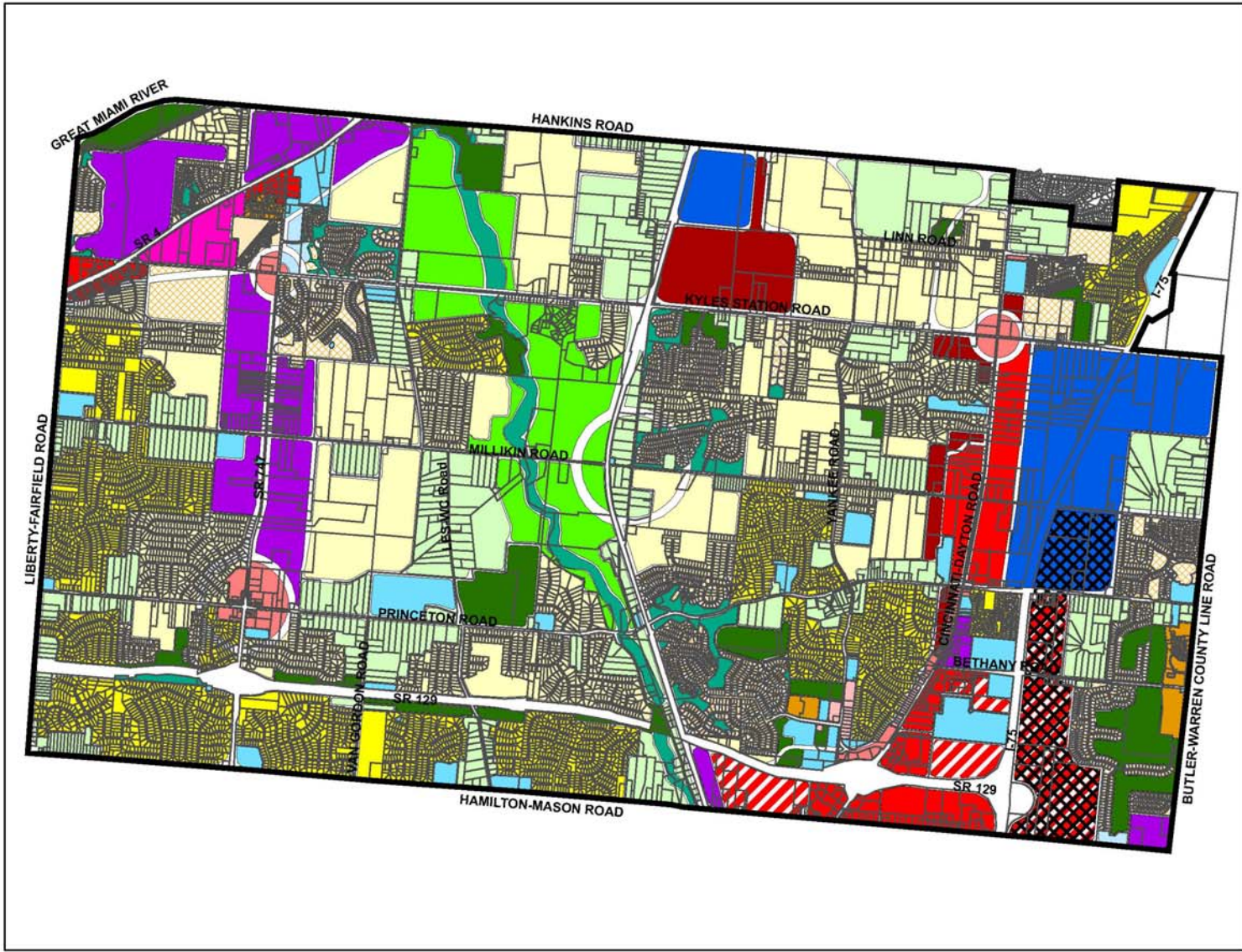
## EXHIBIT 17

### LAND USE PLAN

#### Legend

- Parcels 5/16/06
- Liberty Twp Boundary
- Land Use Classifications**
- Proposed Land Use**
- Cox Road Corridor Overlay District
- Conservation Development
- Planned General Business
- Planned Neighborhood Business
- Office / Retail / Light Industrial
- Office and Limited Industrial Development
- Planned Business Park
- Planned Community Mixed Use
- Professional Office
- Public / Institutional
- Open Space
- Public / Private Recreation
- Senior Independent / Assisted Living
- Estate Residential 1-5 Acre Lot Size
- Single Family Residence - Planned Development
- Single Family Residence - Suburban
- Single Family Residence 1/2 acre min lots
- Single Family Residence 5 d.u./acre max density
- Two Family Residence
- Multi-Family Residential
- Transitional

1 inch equals 3,100 feet





# LIBERTY TOWNSHIP Comprehensive Plan

## ZONING MAP



### Legend

- Liberty Township Zoning ZONING DISTRICT**
- A-1 Agricultural
  - B-1 Neighborhood Business
  - B-2 Community Business
  - B-PUD Business-Planned Unit Development
  - Incorporated
  - M-1 Light Industrial
  - O-1 Office
  - O-2 Office/Limited Industrial
  - R-1 Suburban Residential
  - R-2 Single-Family Residential
  - R-3 One and Two Family Residential
  - R-4 Multiple Family Residential
  - R-CO Community River Recreation
  - R-PUD Residential Planned Unit Development
  - R-RE Rural Estate Residential
  - R-SE Suburban Estate Residential



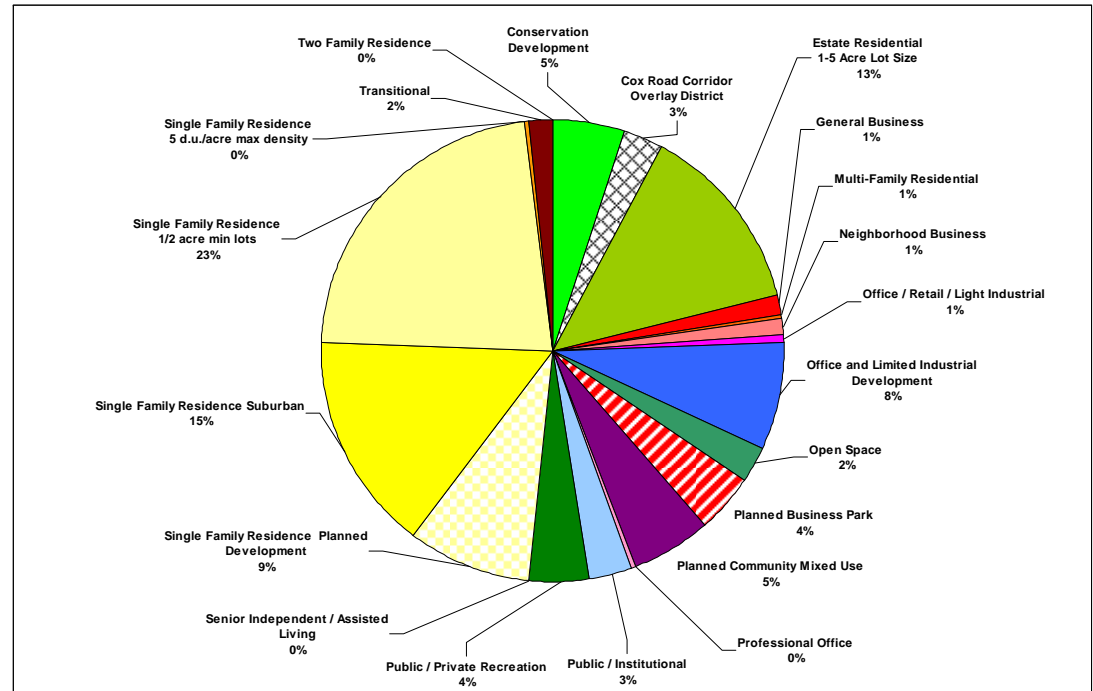


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## Planning & Zoning Department

### Proposed Land Use

Land Use	Acres
Conservation Development	767
Cox Road Corridor Overlay District	453
Estate Residential 1-5 Acre Lot Size	2109
General Business	194
Multi-Family Residential	85
Neighborhood Business	157
Office / Retail / Light Industrial	97
Office and Limited Industrial Development	1189
Open Space	384
Planned Business Park	665
Planned Community Mixed Use	862
Planned Professional Office	26
Public / Institutional	477
Public / Private Recreation	659
Senior Independent / Assisted Living	28
Single Family Residence – Planned Development	1357
Single Family Residence – Suburban	2376
Single Family Residence ½ acre min lots	3569
Single Family Residence 5 d.u. / acre max density	40
Transitional	241
Two Family Residences	16



18% Commercial



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## ***Economic Development Dept.***

- Liberty Township Comprehensive Plan and Land Use Map are guiding tools which help inform decisions regarding commercial development – in regards to where (specific areas) and what (the uses)
- Goal is for 18% of Township land to be developed commercially in the future. Currently we estimate we are at 4% developed commercially and 8% zoned commercially.
- Looking for the best, most viable and sustainable commercial development opportunities. Critical for sustaining our residential community.
- Our commercial development corridors
  - Liberty Way Interchange
  - Cincinnati-Dayton Corridor
  - State Route 747 Corridor
  - State Route 4



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***Economic Development Dept.***

## ■ Liberty Way Interchange

- New Interchange (opened October 2009) opens up 600 acres for commercial development
- \$42 million locally-funded infrastructure improvement project
- Project partners: Liberty and West Chester Townships and Butler County
- At complete build-out in 20 years, approximately 10,000 new jobs are project to be created with an annual payroll of \$250 million
- 2010 and 2011 emphasis is on marketing the property West and East of the new interchange for development



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***Economic Development Dept.***

- Cincinnati-Dayton Road, SR 747 and SR 4
  - Plenty of development opportunities exist
  - Focus is on marketing to businesses and uses that match the Land Use Plan
  - We have seen good activity at many of the retail centers along these corridors over the past two years and hope that continues despite the weak economy – naturally some businesses have closed but space is being reoccupied at a good pace



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***Economic Development Dept.***

## **New Businesses in Liberty Township in 2010**

**Liberty Tax**

**NVogue Medi Spa and Wellness Center**

**Curves**

**The Web: Extreme Entertainment**

**Scrubs of Liberty**

**Liberty Family Medicine LLC**

**Reunions Banquet Center**

**Quick Cuts**

**El Rancho Grande Mexican Restaurant**

**RMS Lifeline – The Kidney and Hypertension Center**

**Tri-State Sleep Disorders Center Dermatology and Surgery of Southern Ohio**

**Dr. Hauw Han – Cosmetic, Plastic and Reconstructive Surgery**

**American Auto**

**MidUSA Credit Union**

**West Chester/Liberty Chamber Alliance**



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***Economic Development Dept.***

## **What's Coming?**

**Business to open Late 2010 or 2011**

**Hodapp Funeral Home – under construction in Downtown Bethany**

**Walgreens – under construction at Cin-Day & Princeton**

**Dr. Prather's Medical Office – under construction at Liberty Way**

**Lapels Drycleaning (Princeton Landings)**

**Subway (Princeton Landings)**

**Quality Service Drycleaning \$3.69 Discount Prices (Liberty Commons)**

**Frisch's Restaurant (Corner of Cin-Day and Yankee)**

**JS Gold & Coin (Liberty Pointe Center – CinDay)**

**New dental office on 747 just north of Princeton Road**



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## ***Economic Development Dept.***

### **CREATING A SENSE OF PLACE FOR OUR COMMUNITY**

- A common theme which evolved through the Comp Plan Process
- Our zip code challenges were recognized (5 zips make up Liberty Township)

### **PLEASE BE AWARE...**

- If you reside in Liberty Township and your zip code is either 45011 or 45044, please ask to have your city of residence changed on your driver's license at the Bureau of Motor Vehicles. The BMV has ruled that Liberty Township is acceptable and has notified all the Deputy Registrar offices in southwest Ohio.
- When purchasing license plates, please mention you are a resident of Liberty Township. The township receives \$5 of the cost for plates for each vehicle you own. These dollars are forwarded to us for use in repairing township roads. If you simply mention Hamilton or Middletown as your place of residence, these funds go to repair their streets.



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***Economic Development Dept.***

## **NEW IDENTITY**

- Liberty Township adopted new brand in Summer 2009
- New Logo Mark and Tag line: *Embraced by nature. Inspired by progress.*

## **KEY TARGET AUDIENCES**

- **Established Families**
  - Looking for a community that is friendly, safe and convenient
- **Young Couples/Families**
  - Looking for a community that is progressive, yet planned
- **Empty Nesters/Outdoor Actives**
  - Looking for natural beauty and clean environment
- **Businesses**
  - Looking for a location/community that is progressive and accessible, yet flexible



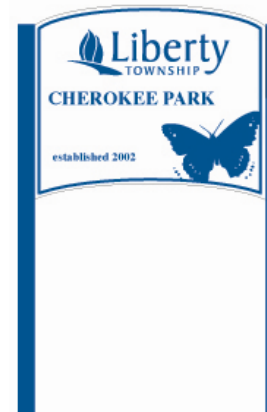
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- 4 Gateway signs and landscaping at the exit ramps of SR 129 and Cincinnati-Dayton and SR 129 and SR 747
- More landscaping to be phased in



- New border signs now hang throughout the Township
- Park entrance signage to come late 2010

## ***Economic Development Dept.***





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## ***Roads & Services Department***

# **SNOW REMOVAL PRIORITIES**

- **Plowing of main roads** – Hamilton-Mason, Liberty Way, Lesourdsville-West Chester, Maud Hughes and Hankins
- **Plowing of primary/subdivision collector streets**
- **Plowing of secondary subdivision streets**
- **Plowing of cul-de-sacs**



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## ***Roads & Services Department***

### **SNOW REMOVAL TIPS**

**To help snow removal crews accomplish their job in an efficient manner:**

- **Do not plow or blow snow from your driveway into the street.**
- **Always pile snow on the right side of the driveway apron.**
- **Do not park on the street during snow events.**
- **Remove any obstruction from the right-of-way: cars, basketball poles, trailers, etc.**
- **Delay non-essential travel until roads have been cleared.**



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***Roads & Services Department***

## **SNOW REMOVAL TIPS**

**Remember these tips when driving around salt trucks:**

- **Don't pass a snow plow.**
- **Slow down and keep headlights on low beam.**
- **Don't follow too closely. This reduces the chance of loose materials hitting your vehicle.**



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## **Roads & Services Department**

### **SNOW REMOVAL – WHO’S RESPONSIBLE**

#### **Liberty Township 759-7500**

Bethany

LeSourdsville-West Chester

Maud Hughes

VanGorden

Hamilton-Mason/Liberty Way between Maud Hughes and Cox

Hankins between Yankee and LeSourdsville-West Chester

Millikin between Butler Warren and Cincinnati-Dayton

Princeton between Cincinnati-Dayton and Butler Warren

Kyles Station between Cincinnati-Dayton and Butler Warren

All remaining roads and streets including subdivisions

**This equals 131 miles of roadway, 106 subdivisions and 470 cul-de-sacs.**



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## **Roads & Services Department**

### **SNOW REMOVAL – WHO’S RESPONSIBLE**

#### **Butler County Engineer's Office (BCEO) 867-5744**

Cincinnati-Dayton

Liberty-Fairfield

Linn

Yankee

Hamilton-Mason between Liberty-Fairfield and SR 747

Kyles Station between SR 4 and Cincinnati-Dayton

Millikin Road between Liberty-Fairfield and Cincinnati-Dayton

Princeton between SR 747 and Cincinnati-Dayton

#### **State of Ohio (ODOT) 863-6609**

I-75

SR 4 (Hamilton Middletown)

SR 129

SR 747 (Princeton-Glendale)

**BCEO maintains 28.17 miles of roadway and ODOT maintains 16.38 miles.**



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## **Roads & Services Department**

### **PAVING SCHEDULE 2011**

#### **Maud Hughes Road**

From Princeton Road north 2050 feet

#### **Kyles Station Road**

From Butler-Warren Road west 1930 feet

#### **Lesourdsville-Westchester Road**

From Hamilton-Mason Road north 2425 feet

#### **Tarragon Court**

From Hamilton-Mason Road to Somerset Drive

#### **Sommerset Drive**

From Tarragon Court to Lindley Way

#### **Whitcomb Drive**

From Tarragon Court west 150 feet

#### **Huckleberry Drive**

From Boysenberry Drive to 175 feet west of Berry Blossom Court

#### **Raspberry Ridge**

From Huckleberry Drive to Loganberry Drive

#### **Dudley Park Lot and Drive**



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## ***Roads & Services Department***

### **PAVING SCHEDULE 2011**

#### **BLACK MAT SLURRY**

**Boysenberry Drive (From Huckleberry Drive to Dewberry Court)**

**Dewberry Court**

**Elderberry Court**

**Tarragon Court (From Sommerset Drive to cul-de-sac)**

**St. Albans Way**

**Walliswood Court**

**Willowbend Drive (From Mosselle north 2100 feet)**

#### **RETRACING/RESTRIPING**

**Maud Hughes Road**

Millikin Road to Kyles Station Road

**Kyles Station Road**

Cincinnati-Dayton Road to Butler-Warren Road

**Lesourdsville-West Chester Road**

Princeton Road to Millikin Road



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***Roads & Services Department***

## **LIBERTY TOWNSHIP PARKS**

- **Shelter Rental Policy**  
**Rental Fees are \$30 resident / \$60 non-resident (4 hour limit)**
- **Park hours are from dawn til dusk**
- **Please report any suspicious activity to the Butler County Sheriff Office. Use the non-emergency number – 785-1300.**



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## ***Butler County Sheriff's Dept***

### **Personal Safety Tips – At Home and On the Street**

- Use locks all the time
- If there is no glass in your front door, install a peephole viewer
- Ask for ID from utility company and repair personnel before admitting them
- Keep lawn mowed, shrubs trimmed, flyers/newspapers out of your driveway to avoid the appearance of a vacant house – these things invite burglary and vandalism
- Outdoor lights that come on at dusk can aid in home security
- Gates and fences can contribute to home security
- Do not leave valuables in your car! Lock your cars and secure items inside or least out of sight
- Safety on the Street – don't flash cash or valuables in public
- Walk with a quick, confident step and be aware of your surroundings
- On city streets, walk on the curb-side of the sidewalk to avoid becoming a target for someone waiting in an alley or doorway
- Report any and all suspicious activity to Dispatch 785-1300**



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***Butler County Sheriff's Dept***

## **Halloween Safety Tips**

- Wear light colored clothing or reflective tape so you can easily be seen**
- Make sure the costume fits well**
- Wear face make-up instead of a mask (masks can block your vision)**
- Trick-or-treat with friends. It is more fun and safer too!**
- Young children should be accompanied by an adult**
- Look both ways before crossing the street and always use crosswalks**
- Trick-or-treat in familiar neighborhoods**
- Visit homes with porch lights on, which welcome you**
- Respect your neighbors' property; don't cut across lawns or yards**
- When children trick-or-treat with friends, make sure to know the route, and set a time when they have to be home**
- Carry a cell phone and flashlight**
- Bring treats home and do not eat anything until someone has checked it for tampering**
- If the package is open, throw it away**
- If any treats look suspicious and appears to have been intentional tampered with, call the police**



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## ***Liberty Twp Fire Department***

### **Visible Address Numbers Are Vital**

- Stencils on curbs can be obscured by snow and debris**
- Numbers should be easily visible**
- Reflective signs are best**
- Contrasting numbers**

### **Fire Hydrants Must Not Be Obscured**

- Clear snow during winter**
- Marker poles are helpful during drifting snow**
- Need to be readily spotted by responding apparatus**
- No Fences or Structures within 5'**
- Plantings should not make hydrant difficult to see**
- Public hydrants are required to be painted Safety Yellow**



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***Liberty Twp Fire Department***

## **American Heart Association CPR and First Aid Classes**

**Call 513-759-7564 for info line**

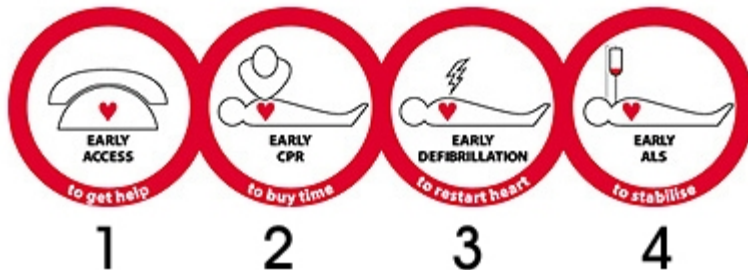
## **Certified Child Safety Seat Inspections**

**Booster Seat Laws now in effect**

**Call 513-759-7530 for availability of Inspector**

## **American Red Cross Vial of Life Program**

- Vital Medical Info Questionnaire**
- Vial Stored in Residential Refrigerator**
- Update Regularly**





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## ***Liberty Twp Fire Department***

### **Weather Sirens Coverage**

- Countywide activation policy**
- Seven (7) Sirens**
- Controlled by West Chester Dispatch**
- Designed for Outdoor Coverage Only**
- Weather Alert Radios/ E-mail & Text Info**

### **Open Burning Rules**

- Does not pertain to Ceremonial, Warming or Cooking Fires**
- When Open Burn Permit is Required**
- Can not be used to Dispose of Rubbish**
- Maximum Size**
- Not within City Limits or within 1 mile of same**
- Noxious Smoke**
- Special Cases**



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## ***Liberty Twp Fire Department***

### **Residential Safety Items**

- Fireplace Safety – have chimney inspected and cleaned regularly by qualified technician**
- Dispose of ashes properly**
- Smoke detectors**
- Clean fresh air intake for furnaces**
- Maintain dryer vents**
- Candles and holiday lights**

### **Carbon Monoxide Safety**

- Install and maintain CO detectors**
- Do not warm car in garage**

### **Heat and Power Outages**

- Do not use generators indoors**
- Only use approved heaters**



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## ***Liberty Township Administration***

### **Fire Levy Information**

- 3.5 mil levy expires in December 2010 – with revenues discontinuing in Dec. 2011
- 3.5 mil levy brings in \$2.8 million to Fire Fund – this amount has remained the same since levy's inception in 2006 (\$166 per \$100,000)
- Fire Levy asking for a replacement of the 3.5 mil levy with a 4.0 mil continuing levy
- 4.0 mil levy will bring in \$3.3 million to Fire Fund – this amount will remain the same throughout life of levy (\$183 per \$100,000)
- Equates to an additional \$17 per \$100,000 of home value
- A 3.0 mil continuous levy also exists – began in 1999, brings in \$1.6 million. Amount has remained the same since 1999.
- Liberty Township Fire Department calls for service have grown considerably over the years
  - 1428 calls in 2001 to 2115 calls in 2009
  - Equates to 1 call every 4 hours
- Liberty Township Fire Department
  - 3 Fire Stations
  - 27 full-time Firefighter/Paramedics
  - 60 part-time Firefighter/EMTs or Paramedics
  - 1 Chief, 1 Asst. Chief and 1 Captain
  - 3 Lieutenants



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## Dudley Memorial Playground

- Liberty Township awarded a \$100,000 grant from the Community Development Block Grant program through Butler County to install handicap accessible playground equipment
- Liberty provided a match of \$10,000 in labor and material
- Entire playground area is considered “boundless” which means it is all handicap accessible – largest structure has ramp to allow wheelchair access
- Construction included paving handicap parking spaces and providing easy, handicap access between parking lot and equipment
- Recreational features include
  - Fun-semble – musical instruments
  - Space web – a spider web
  - Rock climber
  - Highstepper – toad stools
  - Gigantic tic-tac-toe
  - 3 slides
- Natural colors used to help the equipment blend with the beautiful colors of Dudley Memorial Park





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## ***Liberty Township Administration***

### **Energy Audit/Contract with Duke Energy**

- **Negotiated a fixed price on transmission charges for 2 years**
- **Anticipated 18% savings based on usage**
- **Performed an Energy Audit**
  - **Moved thermostats**
  - **Changed lighting**
  - **Evaluating upgrades to HVAC/building entrance**



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## ***Liberty Township Administration***

### **2010/2011 Budget Preparation**

- **2008-2009 State of Ohio Audit – No findings or management recommendations**
- **Renegotiated contracts for uniform and pagers – 50% savings**
- **Renewed contract with Butler County Sheriff Department**
  - **Collaboration between Liberty & Lakota for SRO**
  - **Get entire BCSO for price of 25**
- **Evaluating a new workers' compensation program – 15-40% savings**
- **YTD – received 87% of anticipated revenues**
- **Incurred 67% of anticipated expenditures**
- **Fire Station #111 (SR 747/Kyles Station Rd)**
  - **More than \$190,000 saved on the project**
- **Received \$40,000 ODNR grant –**
  - **Vaulted, locked and handicap-accessible restrooms at Dudley Memorial Park in 2011**





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**Liberty Township Administration**

## **Mark Your Calendars...2011 Festivals and Events!**

### **■ Easter Egg Hunt**

- Saturday, April 23 at 11 a.m. at Liberty Park (rain or shine)
- Easter Bunny will be available for photos 10 a.m. to Noon

### **■ Fourth of July Festivities**

- Monday, July 4
- 8:30 a.m. 5K Run for Liberty will begin and end at Lakota East High School
- 10 a.m. Annual Parade – begins at Lakota East High School and ends at Liberty Park

### **■ Fall Festival**

- Saturday, September 17 from 11 a.m. to 3 p.m.
- 2<sup>nd</sup> Annual Pursuit of Liberty 5K Run at 10 a.m.

### **■ Check our web site and newsletter for more details as the events near!**



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## **Keep in Contact with Liberty Township! Important Reminders...**

- We have New Resident Packets – available to new people moving to Liberty Twp
- Our parks are for our residents – encourage their use and participation
- Consider the Fire Department a resource for CPR and first aid training, child seat safety, Vial of Life program, etc. – spread the word
- Please encourage residents to contact us with any questions with regard to additions, fences, decks, pools, etc. so we can help make sure they have proper permits
- Link to [www.liberty-township.com](http://www.liberty-township.com) from your web site to encourage residents to contact us with questions.
- Provide contact info for a rep from your HOA so we can communicate with you
- We are here to serve the residents and business of Liberty Township – call us!



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**QUESTIONS?**

**Call us at 759-7500**

***Thank you for your time tonight!***