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LIBERTY TOWNSHIP ZONING COMMISSION

6400 Princeton Road, Liberty Twp. OH 45011

March 18, 2019

6:00 PM

AGENDA

1. Call to order and pledge of allegiance

- 2. Roll Call:** Forrest Holger, Chairman
James Dobrozi, Vice-Chairman
Mike Dunn
Mike Stater
Michael Ward
Wayne Bradshaw
Anu Mital

3. Chair review of procedure of hearing

4. Old Business

5. New Business

- **ZC18-028:** Aspen Trails, LLC is requesting a Zoning Map Amendment from B-PUD to MU-PUD and a Major Modification to the Aspen Trails Preliminary PUD Plan. The subject property is located on the east Princeton-Glendale Road, north of Kyles Station Road, Parcel #D2010-004.000-007, Section 4, Town 2, Range 3, Liberty Township, Butler County, Ohio. *Continued by Applicant*
- **ZC18-030:** Todd Homes, LLC is requesting a Zoning Map Amendment from B-2 (General Business District) to R-4 (Multiple Family Residence District) to allow for the construction of new home. The subject property is located at 4888 Mercedes Drive, Parcel #D2020-136.000-048, Section 4, Town 2, Range 3, Liberty Township, Butler County, Ohio. *Withdrawn by Applicant*
- **ZC19-003:** Klusty Sign Associates is requesting a Variance, on behalf of Apple Tree Dental, from the required Overlay District Ground Sign design requirements. The subject property is Parcel #D2020-290-000-013, Section 13, Town 3, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-004:** Sunburst Storage Liberty Township, LLC is requesting a Zoning Map Amendment from R-1 and B-2 to O-2. The subject property is located on the north side of Hamilton Middletown Road, approximately 1,500' east of Princeton Glendale Road, Parcel #D2010-004-000-030, Section 4, Town 2, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-005:** Liberty Land Company, LLC is requesting Final PUD Review for the Winding Creek Section 26 (aka Carriage Hill Section 26) subdivision. This Final PUD request is a total of 12.729 acres, which includes 12 single-family residential lots and two (2) open space lots. The subject properties are located on the north side of Carriage House Blvd., Parcel #D2010-002-000-035, #D2010-002-000-036, #D2010-002-000-061, #D2010-002-000-062 Section 2, Town 2, Range 3, Liberty Township, Butler County, Ohio.

- **ZC19-006:** John Candle Homes, LLC. is requesting a Zoning Map Amendment from R-SE to R-RE. The subject properties are located on the north side of Millikin Road, approximately 1,000' east of Princeton Glendale Road, Parcels #D2010-003-000-006, #D2010-003-000-030, #D2010-003-000-031, Section 2, Town 2, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-007:** Scott and Kathy Muse are requesting Minor Modification to the Turnbridge Final PUD Plan to reduce the minimum required rear yard-building setback from 30' to 25' to the rear property line for the construction of a 10'x18' deck. The subject property is located at 5824 Laurel Run Drive, Parcel #D2020-324-000-004, Section 33, Town 3, Range 3, Liberty Township, Butler County, Ohio.
- **ZC19-008:** Justin Doyle Homes is requesting a Minor Modification to the Final PUD Plan for a revision to the exterior building materials requirements for a proposed house. The subject property is located at 6050 Northlake Court, Parcel #D2020-263-000-073, Section 02, Town 2, Range 3, Liberty Township, Butler County, Ohio.

6. Approval of Meeting Minutes & Notices of Decision

- February 20, 2019

7. Adjourn Meeting