

LIBERTY TOWNSHIP ZONING COMMISSION

June 27, 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. Forrest Holger, Mr. James Dobrozsi, Mr. Mike Dunn and Mr. Mike Stater. Also, in attendance was Bryan Behrmann, Director of Planning and Zoning and Thomas McIntyre, Senior Planner.

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

Mr. Dobrozsi called for approval of the April 18, 2022 meeting minutes. Mr. Dobrozsi questioned if Mr. Jagroop Toor stated "he had no plans to construct a cell tower" or if he stated "he would not commit to anything at this time". Staff will listen to the April audio to verify.

Mr. Stater made a motion to **APPROVE** the May 16, 2022 meeting minutes as presented. Mr. Dunn seconded the motion. Upon call of roll: Mr. Holger -- abstain; Mr. Dobrozsi -- yes; Mr. Dunn -- yes; Mr. Stater -- yes. The motion passed.

Mr. Stater made a motion to **APPROVE** the Notices of Decisions from the May 16, 2022 public hearing. Mr. Dunn seconded the motion. Upon call of roll: Mr. Holger -- abstain; Mr. Dobrozsi -- yes; Mr. Dunn -- yes; Mr. Stater -- yes. The motion passed.

Mr. McIntyre presented the staff report and PowerPoint Presentation for case **ZC22-011**, M/I Homes of Cincinnati LLC was requesting a Minor Modification to the Final PUD Plan for Callaway Place 1A to replace the previously proposed playground with a pickleball court with a chain link fence.

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

Mr. Stater asked if there were lights proposed around the outside of the pickleball court. Mr. McIntyre referred the Board to the applicant for clarification.

Mr. Holger asked if the proposed fence will be any taller than 4' in height. Mr. Behrmann stated the 4' high aluminum fence will be placed at the top of the retaining wall and a 6' chain-link fence around the pickleball court.

Tom Lofquist (9349 Waterstone Boulevard, Cincinnati, OH) on behalf of M/I Homes of Cincinnati LLC stated that the intent of this minor modification is to provide an amenity more consistent with the buyer profile. Applicant is open and happy to add landscaping to screen the proposed modification.

Mr. Dobrozsi asked for clarification that the only modification on site is where the amenity is. Mr. Lofquist stated that the pergola will move south of the pickleball court, playing surface will be installed in addition to fencing being added. Mr. Behrmann stated that two retaining walls are shown: one east of the pickleball court just outside of the fence and one southwest of buildings 1-

4 which are the model structures. The retaining wall will have the 4' high aluminum fence and the pickleball court will have the 6' high vinyl chain-link fence.

Mr. Stater asked what the demographic of the residence looks like. Mr. Lofquist responded stating they anticipate more of an active adult type which is in line with the anticipated buyer profile. Mr. Stater asked if the playground is being removed does the developer feel this will be alienating families from this development. Mr. Lofquist stated that there will be open space and connectivity within the development which will provide said families with the same style amenity a playground would provide. The proposed pickleball court fence would not be highly visible from SR 747 as they will be 400-500' from the roadway.

Clint Oliver (6900 Tylersville Road, Mason, OH) on behalf of Bayer Becker stated the proposed pickleball court will be "uphill" from the road is roughly 450' from the ROW. Proposed landscaping will also help screen the visibility of the 6' vinyl fence from the ROW.

Mr. Holger stated that pickleball is very attractive to the retired community and is a nice amenity but would like to confirm that this proposal won't be overwhelming and be the first thing people see when visiting this development. Mr. Lofquist responded stating that landscaping will soften the approach in addition to the retention pond which will have a water feature.

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

Mr. Dobrozsi asked if there was any discussion.

Mr. Dunn stated pickleball is the fastest growing sport in the country.

Mr. Holger stated he was ok with the chain link fence as a fence has to go around the court so the ball doesn't go in the water.

Mr. Dobrozsi agreed with the other members of the Board.

Mr. Stater stated he is not anti-pickleball, however, he would rather see the amenity become a public park and be available for all citizens, not just the members of that particular community. Mr. Holger then stated if it were a public amenity the township would be responsible for maintaining and wasn't sure the township had the equipment necessary to do so.

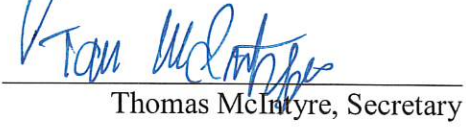
Mr. Holger made a motion for **APPROVAL** of Case ZC22-011 with staff recommendations. Mr. Dunn seconded. Upon the call of the roll. Mr. Holger – yes; Mr. Dobrozsi – yes; Mr. Dunn – yes; Mr. Stater – no. The motion passed 3-1.

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



Thomas McIntyre, Secretary