



BUTLER COUNTY PLANNING COMMISSION

Resolution #22.14

WHEREAS, the First Church of God of Hamilton Ohio, 3100 Princeton Road, Hamilton, OH, has submitted to Fairfield Township an application for a zone change from A-1 to B-PUD for 3.33 acres located in Section 20, Town 2, Range 3, Fairfield Township; and

WHEREAS, Fairfield Township has referred the aforementioned application (FTZ 22-01) to the Butler County Planning Commission for their review; and

WHEREAS, the Planning Commission has reviewed said application at a public meeting and finds that the amendment is consistent with the Comprehensive Plan for Butler County;

THEREFORE, BE IT RESOLVED that the Butler County Planning Commission recommends to Fairfield Township approval of the proposed zone change for *BridgeWater Church* (parcel A0300-022.000-044), with the attached comments.

Hamilton, Ohio
April 12, 2022

Bruce Jones, Chairperson

Peter Z. Acuff, Secretary

Butler County Planning Commission Comments for
FTZ 22-01 BridgeWater Church, A-1 to B-PUD

1. The lack of information on future site development (lots, buildings, etc.) is atypical for a Planned Unit Development. We recommend that application show a complete plan to evaluate intensity.
2. Provide additional designated open space. Applicant has not demonstrated any need for a waiver from the 20% minimum requirement.
3. No additional access will be granted onto Princeton Road; must use existing traffic signal at Gilmore Road.
4. Recommend development gain access to Walden Ponds Circle via Vonnie Vale for secondary access.
5. Dedicate Princeton Road ROW and replat to add extension into Bridgewater Church Subdivision.
6. Internal access driveways will be subject to BCEO Access Management and review when uses are known.
7. Casey Fuel Center site plan needs revision to reflect location of full access drive.
8. Stormwater management report will need to be updated to evaluate impact of additional impervious area.
9. Walking path loop seems to limit depth of lots north of cul-de-sac street. Protect walking path as a critical site amenity in future development plans.
10. Why doesn't walking trail connect to or pass through township park?
11. Note zoning classification on western remainder parcel (A-1).
12. We recommend full cutoff exterior lighting throughout the site, especially adjacent to residential properties.
13. Be advised that high water tables are apparent in this area. If basements are constructed, it is the responsibility of the builder to take special precautions to ensure the basements stay dry. Soils also have shrink-swell component.
14. Project flows to the Shaffer Lift Station, which has a \$900 per lot fee. Sewer main extension will be required with further development of the subdivision. A water main extension may also be required.