



**STAFF REPORT TO THE  
FAIRFIELD TOWNSHIP ZONING COMMISSION  
MEETING DATE: December 8, 2021**

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**CASE:** FTZC21-1C Final PUD  
**APPLICANT:** Johnson's Grocery – A& P Inc.  
Carl G. Hartman, Agent  
**LOCATION:** 4005 Hamilton Mason Road A0300-008-000-034  
4001 Hamilton Mason Road A0300-008-000-033  
**CURRENTLY ZONED:** Business Planned Unit Development (B-PUD)  
**REQUEST:** Final PUD Plan Approval: Johnson's Grocery

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**SITUATION OF PROPERTY**

The subject property, 4001 and 4005 Hamilton Mason Road, is located on the south side of Hamilton Mason Road, east of Merlin Road and west of Ashwood Knolls Drive (Att. 1). The property is comprised two parcels totaling 4.08-acres. The parcels are currently zoned B-PUD, Business Planned Unit Development. Properties to the north, east, and west of the subject property are zoned R-1, property to the south is zone A-1 (Agricultural District) (Att. 2).

**DESCRIPTION OF REQUEST**

The applicant is currently requesting approval of the Final PUD plan for the Johnson's Grocery development.

**BACKGROUND OF REQUEST**

Butler County Planning Commission

On February 9, 2021, the Butler County Planning Commission heard the case and recommended approval of the proposed zone change and preliminary PUD plan and included 22 comments pertaining to land-use, access and circulation, exterior appearance, storm water and site drainage, septic system.

Fairfield Township Zoning Commission

The Fairfield Township Zoning Commission held a public hearing on March 17, 2021. The Zoning Commission made the recommendation, to the Fairfield Township Board of Trustees, approval of the proposed zone change and preliminary PUD plan and, (Zone Change from R-1 (Suburban Residential District) to B-PUD (Business Planned Unit Development District)) and included 12 conditions.

### Fairfield Township Board of Trustees

The Fairfield Township Board of Trustees held a public hearing on April 20, 2021. The Board of Trustees passed a resolution (21-60), on April 28, 2021, to approve the zone change and preliminary PUD, as recommended by the Fairfield Township Zoning Commission.

### **CONDITIONS PLACED ON PUD**

1. Any major change in use and/or layout of the property will require Board approval.
2. Applicant shall meet all federal, state, and local requirements including those outlined by the Butler County Planning Commission.
3. Prohibit any automotive fuel sales now or in the future.
4. Meet the 25% Common Open Space Requirement excluding land within the proposed public right of way.
5. Applicant shall modify entry to ensure adequate apparatus access that meets the design criteria provided to the applicant and subject to the approval by the Fire Chief.
6. All site lighting shall be directed downward, with no light source visible from road.
7. Façade and design guidelines shall be included approved by the Township Trustees including the following.
8. Applicant shall screen all of the exterior utility units.
9. Monument sign shall have piers utilizing stone and brick material consistent with building and shall not exceed 6 ft in overall height, shall be externally illuminated, and meet all guidelines, approved by the Zoning Administrator.
10. The applicant will continue to operate during the hours listed below:
  - a. 6AM - 9PM during winter hours
  - b. 6AM - 10PM during summer hours
11. Improve landscaping plan, including additional planting along the east and west property lines, to be approved by the Zoning Administrator.
12. Applicant shall satisfy all access and circulation issues mentioned in the Butler County Staff Report prior to the submittal of the Final PUD, including the following:
  - a. The internal circulation and parking lot layout seems confusing and potentially excessive. We recommend the applicant consider reconfiguring the circulation to provide clearer access routes, consolidate impervious area, and eliminate potential vehicular conflict points.
  - b. Handicap parking looks awkward. Recommend spaces stay in alignment with adjacent parking spaces, with sidewalk and curb ramp to remain in front of parking stalls.
  - c. Although passenger vehicles are shown queuing for drive-thru, a turning radius template has not been provided verifying radius is adequate for a passenger vehicle. A turning template should also be provided for vehicle exiting drive-thru to verify there isn't a conflict with adjacent parking stall. Consider also providing truck templates based on anticipated delivery vehicle size to ensure adequate access.
  - d. In general, the proposed driveway location seems appropriate; however, sight distance along Hamilton-Mason Road must be verified prior to Final PUD.
  - e. Provide right-of-way dedication per the County Thoroughfare Plan, across frontage of all PUD parcels.



## **FINDINGS OF FACT**

The Final PUD Plan for Johnson's Grocery is comprised of 3.291 acres and includes the one commercial lot and contains 1.1 acres of open space which exceed the required 25 %. The open space includes a retention pond and landscaping throughout the site.

Consistent with the approved PUD Plan, the applicant's plan includes the construction of a 4,164 square foot single story retail building which includes 1,000 square feet. reserved for a drive thru (Att. 3). The proposed location of the building would be setback approximately 75 feet from the newly dedicated right of way per the thoroughfare plan and 126 feet from the center of Hamilton Mason Rd, 104.2 feet from the eastern property line and approximately 52 feet from the western property line. The new building would be composed primarily of brick and stone veneer on all four sides. In addition, the façade will include aluminum and glass on the west, south and east elevations (Att.4). Lighting plans include 2 (two) carriage lights on 6' tall poles along Hamilton Mason Road, 2 (two) RSX LED flood lights on 12' tall poles used in the vicinity of the parking lot, and 8 (eight) LED wall pack lights on the building. Plans show all exterior utility units, and the dumpster are to be screened. All Ingress and egress improvements in the plan includes the elimination of the current undefined entrance to be replaced by one lane designated for entering the site and two turning lanes for exiting the site. The design has been reviewed and approved for sight distance requirements by the Butler County Engineer's Office. Parking lot plans include 19 (nineteen) standard parking spaces and 2 (two) handicap accessible parking spaces. Paving marking and directional signage have been included to improve internal traffic flow. The plan includes the removal of the existing Johnson's building after the completion of the proposed building. Plans include the installation of approximately 350' of 6 ft. tall privacy fence. Landscaping improvements are planned throughout site including a landscaping around the monument sign, in and around the detention basins, additional trees throughout the site, and a mounded berm along with five Norway Spruce along the western property line.

## **RELEVANT SECTIONS OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION**

### **615.7 CONDITIONS FOR APPROVAL OF THE DETAILED FINAL PUD PLAN(S).**

- (a) Upon receipt of the detailed Final PUD Plan(s) for each section of the Planned Unit Development landholding, the Fairfield Township Board of Trustees shall study and review the detailed Final PUD Plan(s) and shall approve, modify or disapprove the plan(s) on the basis of; (1) that all requirements have been satisfied, and (2) finding that the following specific conditions are fully met:
- (b) That the proposed detailed Final PUD Plan(s) for the individual section(s) of the overall R-PUD or B-PUD District are in conformance with the approved Preliminary PUD Plan,.
- (c) That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; unless approved to be left in its natural state.

- (d) That any exception from the standard resolution requirements is warranted by the design and amenities, incorporated in the detailed Final PUD Plan(s), in accordance with the adopted policy of the Board of Fairfield Township Trustees.
- (e) That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.
- (f) That the Final PUD Plan(s) is consistent with the intent and purpose of this Resolution to promote public health, safety and general welfare of the residents of Fairfield Township, Butler County.

#### **STAFF RECOMMENDATIONS**

It is the opinion of the staff that all conditions that were placed on the PUD during the Zone Change and the Preliminary PUD process have been addressed in the Final PUD plans. Staff further believes that the Final PUD Plan is consistent with sections 615.7 of the Township Zoning Resolution and will promote public health, safety, and the general welfare of the residents of Fairfield Township. Based on the findings of fact & submitted proposal to the Fairfield Township Board of Trustees staff make the recommendation to **Approve** the Final PUD Plan.

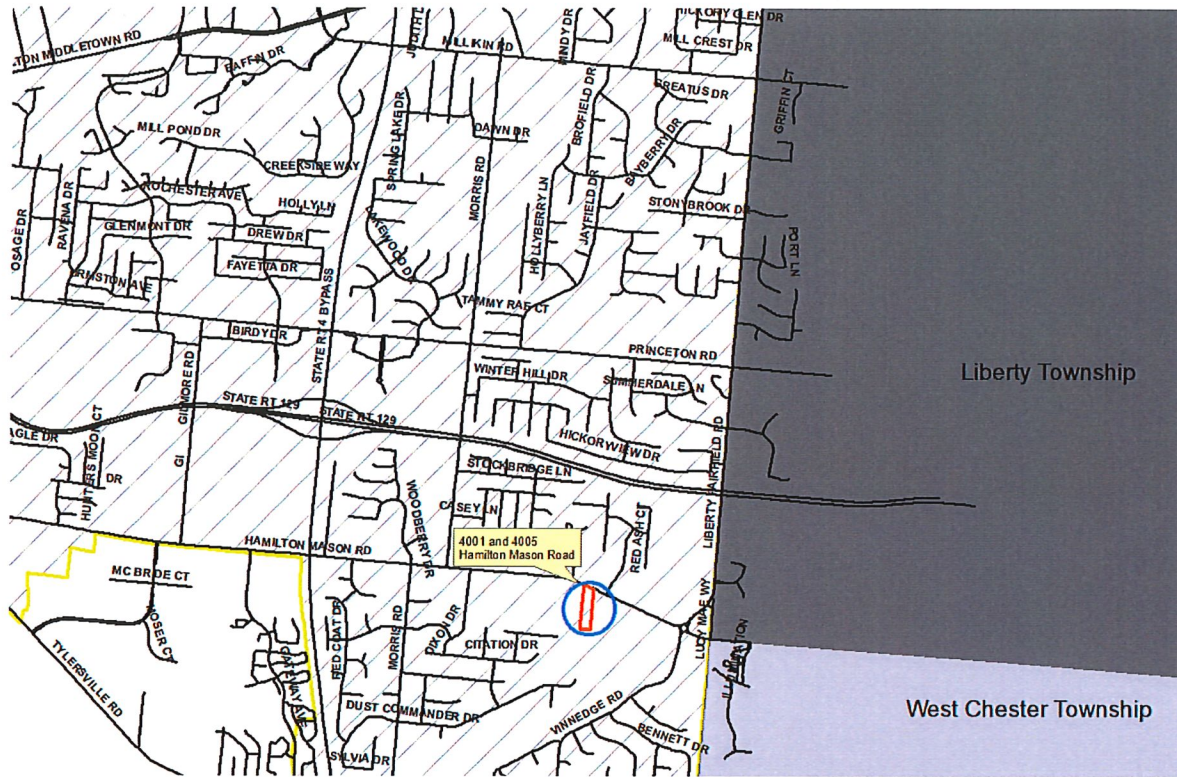


**Chuck Goins**

**Zoning Administrator, Fairfield Township**



## Attachment 1

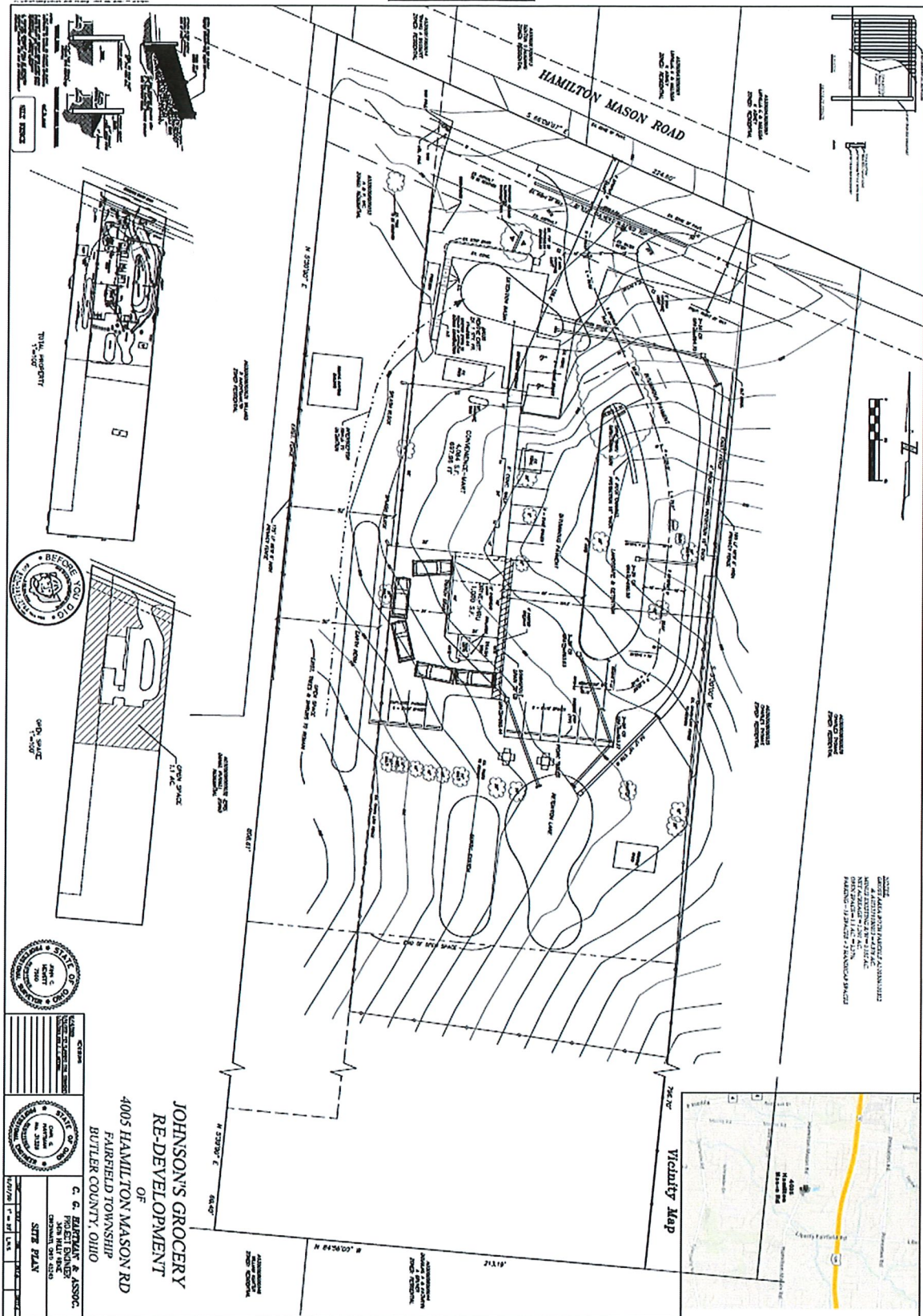


## Attachment 2





# Attachment 3



# Attachment 4

