

## Bridgewater Church

### Description of B-PUD Business District Rezone of 3.333 Acres and Amended B-PUD Request

#### Rezone Request Overview:

Bridgewater Church (the "Applicant") is applying for a rezone of 3.333 acres generally located on the north side of Hamilton Princeton Road between Winford Avenue and Walden Ponds Circle (the "Site") from the current A-1 Agricultural District to the proposed B-PUD Planned Unit Development District designation. (Please see Attachment #1). This 3.333 acres will be incorporated into the existing B-PUD development shown below. The Site is located adjacent to the existing Bridgewater Church facility. The Applicant desires to rezone the additional 3.333 acres to B-PUD for the purposes of adding developable acreage to the site to allow for more end user flexibility. Maintaining the ability to market the land with the appropriate zoning in place plays a major factor in the overall marketability of the Site. The Construction on the development infrastructure within the two year time period set forth in Article 13 of the Zoning Resolution.



*Approximate Location of the proposed additional B-PUD area and the overall (Amended) B-PUD Rezone Site Project Area. The total (Amended) B-PUD would be 14.084 acres.*

Below is the justification for the appropriateness to support the proposed rezone of the additional 3.333 acres from A-1 Agricultural District to B-PUD Planned Unit Development District and the proposed B-PUD Plan amendment:

**B-PUD Planned Unit Development District Purpose**

The Fairfield Township Zoning Resolution Article 13B.1 provides that “*Business-Planned Unit Development District (B-PUD) is intended to provide a permissive and alternative zoning procedure for commercial and/or industrial development in the Township. The B-PUD shall be used as an option in areas of the Township with access to a primary or secondary thoroughfares.* (See full purpose statement in Attachment #2) The Site is a modest 10.751 acres and could be developed with multiple users or a single user taking all of the development area.

The size and shape of this land area is ideally suited for smaller scale community based retail, service, office and medical land uses such as those permitted in the B-PUD Planned Unit Development District, as set forth in Article 13 of the Zoning Resolution. Larger, planned retail and commercial developments typically require more land area to be functional, marketable and still meet the Township parking minimum regulations and other development standards.

**Adjacent (Existing) Land Use Compatibility**

The Site is situated in an established commercial corridor district generally located in and around the Bridgewater Falls retail area. (Please see the Township Existing Land Use Map as Attachment #3) The B-PUD Site is bordered by two existing religious institutional uses to the east and west. The Bridgewater Church Site (due east) is zoned A-1 Agricultural. The First Church of the Nazarene located due west of our Site adjacent to our Site was approved as a B-PUD Site which features a Sherwin Williams Site as its first user.

The northern amended B-PUD Site border is adjacent to both a public park use and single family residential lots located along Fayette Drive. The southern border of the Site fronts along Hamilton Princeton Road. The existing land uses located directly across Hamilton Princeton Road (due south) features a mix of retail and commercial uses. This land to the south is zoned for the possibility of a much higher intensity land use with the M-1 Light Industrial district designation. (See the Township Zoning Map as Attachment #4)

The permitted B-PUD land uses consist of retail, service, medical, office and similar establishments. These uses are similar, if not identical in some cases, to those land uses existing on the south side of Hamilton Princeton Road due south of the Site as well as along the corridor to both the east and west. (See Attachment #2) This commercially focused area is served by an upgraded public roadway (Princeton Road) and signalized intersection infrastructure at Gilmore Road built to efficiently move large volumes of traffic through the corridor and to and from destination Sites along the corridor. Therefore, providing for an additional 3.333 acres of permitted B-PUD land uses in this existing B-PUD Site is compatible with the surrounding predominantly similar retail, commercial and service land uses and can be adequately served by the existing off-Site infrastructure.

**Future Land Use Plan**

It is the Applicant’s understanding from information received from the Fairfield Township Planner that a new Future Land Use Plan was adopted by the Township Trustees recently (See Attachment #5). That Future Land Use Plan calls for the future land use for the subject Site to be Public/Semi-Public. It is also the Applicant’s understanding that this Site was placed in the public / semi-public status as a “holding

zone” as there had not been conversation with the Township and Bridgewater Church regarding redevelopment of the Site. The Future Land Use Plan reflects a holding zone designation of Public / Semi-Public until such time the property owner may decide to seek redevelopment of the property.

It is common practice for a community to maintain certain properties in “holding zones” or “holding future land use categories.” A holding zone typically involves keeping a property in a temporary low density zoning district and/or future land use designation until some triggering event occurs. These events could include changes to the surrounding land use mix, infrastructure upgrades or desire of a property owner to develop the property by first seeking a new zoning district designation. The Future Land Use Plan calls for General Business for the property directly south of this Site.

### **Adjacent Zoning District Compatibility**

The 3.333 rezone Site is currently zoned A-1 Agricultural and it is located adjacent to A-1 Agricultural zoning district to the east, and B-PUD to the west. The rezone Site’s northern border abuts an R-2 single family residential district.

Based on the established retail and commercial development that has occurred adjacent to and in close proximity to the Hamilton Princeton Road corridor, it is logical to infer that these two church properties may be redeveloped in the future and the likely highest and best use of the land would be those uses permitted in the B-PUD zoning district. A B-PUD zoning designation for the Site does not create an incompatibility with the existing church uses. This proposed B-PUD also does not create a spot zoning situation as this would be an extension of the Nazarene Church B-PUD directly adjacent to the west.

The southern border of the Site abuts up against Hamilton Princeton Road. Due south of Hamilton Princeton Road (across the street from the Site) is B-PUD and Planned Business District and M-1 Light Industrial zoning districts. Like the eastern, western and northern Site borders, the southern border is adjacent to existing business and light industrial zoning districts. The land uses permitted in these existing districts are either equal to or more intensive in nature when compared what is being proposed in the B-PUD land use list. *(Please see Attachment #2)*

### **Traffic Impact & Commercial Corridor Setting**

The Site maintains approximately 981 feet of lot frontage along Hamilton Princeton Road which is an established five lane commercial / retail corridor within the Township. The Butler County Engineer’s Office categorizes this roadway as a Major Collector in the County Thoroughfare Plan. (See Butler County Thoroughfare Sheets as Attachment #6) The Site has access to an existing signalized intersection (Gilmore Road intersection). The Site also has roadway frontage along Waldon Ponds Circle. The Site’s primary access will line up with the existing Gilmore Road alignment to the south and utilize the existing signalized intersection at Hamilton Princeton Road.

As part of the normal Subdivision platting process and then Site plan review stage, specific traffic system impacts will be studied when more information is understood about the users for each Site within this rezone area, the size of each development Site, etc. If it is determined that additional roadway improvements in the form of a deceleration and/or an acceleration lane are warranted, the Site developer and/or Site plan applicant will install those improvements. Ultimately, the Site is relatively small and like most commercial development Sites, parking constraints will be the variable that most impacts the number of vehicles accessing these future development Sites.

The list of B-PUD permitted land uses are consistent with those existing land uses along this commercial corridor. It is appropriate to convert the additional 3.333 acre area from A-1 Agricultural to B-PUD Planned Unit Development to match the existing retail, commercial and service land use mix along the upgraded Hamilton Princeton Road Corridor for which it was built to accommodate.

**Adjacent Residential Land Use Screening & Buffer Zone Area**

The amended B-PUD and the 3.333 acre rezone site abuts single family lots along the south side of Fayette Drive. Currently, there is a stand of mature trees that runs along the northwest border of the Site in this location varying in width from 65' up to 95'. The buffer area shown on the plan calls for a total of 100' buffer width measured from the property line. The approved buffer area has been extended to cover the new 3.333 rezone site. A 50-foot parking area setback from a residential district is also required under the Township Zoning Resolution. The B-PUD regulations also require a 50 foot minimum setback from any commercial building and a residential zoning district as stated in Article 13B.3.2. We will comply and exceed these screening and setback provisions and maintain the stand of trees (which will amount to double the width of the current zoning resolution setback/buffering requirements of 50'). By way of comparison, traveling further east along Fayette Drive, there is a B-PUD zoning district containing a Home Depot and other large-scale retail buildings directly adjacent to approximately twelve single family homes. Our buffer width and density are substantially larger than the higher intensity Home Depot PUD development. Below are photos of the existing stand of trees in the northeast portion of the Site that lies adjacent to the homes located along Fayette Drive. Even in the winter months when the leaves are down, the increased width of the buffer and setback along with the density of the vegetation provides screening for the homes.



*These photos were taken from the B-PUD development side of the property facing towards Fayette Drive.*

Bridgewater Church will require the developer to install a 15' buffer area along the joint B-PUD / Church property line as indicated on the B-PUD plan. This 15' buffer and screening area will be located wholly on the Church property and will be maintained by the Church. An earthen mound along with screening trees and other vegetation will be installed to provide visual separation from the Church and the adjoining development. These screening improvements will be installed when the adjacent B-PUD lot is under construction with an end user.

### **Common Open Space**

The Zoning Resolution requires 20% minimum open space be provided in a B-PUD as stated in Article 13B.3.4 and reads as follows:

*“COMMON OPEN SPACE. There shall be reserved, within the tract to be developed on a planned unit basis, a minimum percentage of land area of the entire tract for use as common open space. This minimum percentage of land area shall be 20% for all tracts. This common open space shall not consist of isolated or fragmented pieces of land, which would serve no useful purpose. Included in this common open space may be such uses as pedestrian walkways, parkland, open areas, drainage ways, and other lands of essentially open character, exclusive of off-street parking area and street rights-of way. Maintenance of this common space shall be the responsibility of the commercial management entity of the development and/or the developer.”*

Our PUD plan provides for approximately 18% open space and is generally located in and around the designated drainage facilities and adjacent drainageways and buffer areas as permitted under 13B.3.4. This 18% figure does not include the walking trail network to be constructed as part of this development. We would request a PUD waiver for any minor deviation from the 20% open space requirement, if needed. The location of this open space also provides for additional no-build areas that further increases the setback distances for any buildings or parking lot that may be constructed in that rear PUD lot area. A Property Owners Association (POA) will be implemented prior to the first user of the development beginning construction on their Site. The POA will be responsible for maintaining all common areas within the PUD development.

### **Exterior Building Materials**

Buildings constructed within this B-PUD development would be required to use the following exterior materials for future buildings and other freestanding structures:

- Brick & Thin Veneer Brick
- Natural Stone & Cultured Stone
- Architectural Concrete Masonry Units (as a secondary building material only)
- Clear Glass
- Textured architectural concrete panels (as a secondary building material only)
- Stucco (traditionally applied)
- Exterior Insulation Finish System (E.I.F.S.) (as a secondary building material only)
- Other exterior materials not listed as permitted or prohibited may be considered on a case by case basis.

The following exterior building materials shall be prohibited:

- Cement Siding Products
- Vinyl & Aluminum Siding Products
- Natural Wood “Clapboard Siding” or Wood Wall Paneling Systems

These exterior materials shall provide the design consistency, long term sustainability and overall level of quality this B-PUD is attempting to achieve. More information is provided in the attached B-PUD Design Guidelines Document.

### **Pedestrian Connectivity**

Currently, the entire length of our Site frontage along Princeton Road has pedestrian sidewalk installed. In order to promote pedestrian connectivity, we are proposing to install a 5-foot sidewalk along the future private roadway serving this development. This will allow pedestrian to access the larger sidewalk network from their respective Site. This will also avoid pedestrians having to walk in the future public roadway to access the Princeton Road sidewalk network. We have also proposed a walking trail to be installed as well. This walking trail would be maintained by the Property Owner's Association. The walking trail location is conceptual. The exact location of the walking trail will be determined at the Final B-PUD Plan review when the users of the rear lots are identified and their proposed lot layout is known.

### **Site Signage Guidelines**

Future users located along the Princeton Road frontage lots would be permitted one (1) ground mounted sign. The currently approved B-PUD multi-user ground mounted sign shown in this Application at the corner of Gilmore Road and Princeton Road is intended to serve the users in the rear lots. This multi-user sign would be located in the sign easement area as shown on the plans. For any ground mounted identification signs located in this development, the users will be required to utilize the same or similar exterior building materials as is used on the principal building located on their respective lot. This will provide the desired consistency in signage design between the principal building and its identification sign as well as a design consistency across the entire B-PUD development area.

The existing (approved) B-PUD plan permits Bridgewater Church to maintain an identification sign on the multi-user ground mounted sign. We made this request because this Gilmore Road access point will serve as one of the primary access points to the Church. We may also provide adequate off-site directional information to route Church visitors to the proper Gilmore Road access point and ultimately to the Church access drive.

### **Traffic Impact & Commercial Corridor Setting**

The amended B-PUD site maintains approximately 981 feet of lot frontage along Hamilton Princeton Road which is an established five lane commercial / retail corridor within the Township. The Butler County Engineer's Office categorizes this roadway as a Major Collector in the County Thoroughfare Plan. (See Butler County Thoroughfare Sheets as Attachment #6) The Site has access to an existing signalized intersection (Gilmore Road intersection). The Site also has roadway frontage along Waldon Ponds Circle. The Site's primary access will line up with the existing Gilmore Road alignment to the south and utilize the existing signalized intersection at Hamilton Princeton Road.

As part of the normal Subdivision platting process and then Site plan review stage, specific traffic system impacts will be studied when more information is understood about the users for each Site within this rezone area, the size of each development Site, etc. If it is determined that additional roadway improvements in the form of a deceleration and/or an acceleration lane are warranted, the Site developer and/or Site plan applicant will install those improvements. Ultimately, the amended B-PUD site is relatively small at 14.084 acres and like most commercial development Sites, parking constraints will be the variable that most impacts the number of vehicles accessing these future development Sites.

### **Site Utilities & Roadway Infrastructure Phasing**

The Site currently has access to both water and sanitary sewer service. A water main may be accessed from both Walden Ponds Circle and Hamilton Princeton Road. A sanitary sewer main can be accessed from the Walden Ponds Circle frontage. The permitted B-PUD land uses are typically lower water and lower sanitary sewer users. There is currently more than adequate water & sewer capacity to service this amended 14.084 acre Site from both a water and sanitary sewer perspective. Regarding storm water utilities, the Site features adequate size, shape and suitable topography to maintain the storm water facilities consistent with the Butler County Subdivision Regulations design standards. *(Please see B-PUD Plan Set)*

The on-site storm water facilities are located in the rear of the property, adjacent to the Township park land. The storm water is routed to the north via pipe. . Preliminarily, there are no identified issues with handling the storm water for the additional 3.333 acres of land. It is also believed that the existing drainage issues in the park to the north will benefit from these storm water facility improvements.

The proposed B-PUD plan may either be constructed in a single phase or two phases based upon the timing of lot sales. If constructed in two phases, the first phase will include a “hammerhead” style turn around or similar design to be reviewed and approved during the subdivision review process at Butler County. The private roadway features a cul-de-sac design that also provides continued access to the Church property to the east. The B-PUD identifies a right-in only access to the corner development lot at the corner of Gilmore Road and Princeton Road. This corner lot would also maintain a full access point at the northern part of the lot along the private drive.

Bridgewater Church will be installing a gate to control the vehicular access through their property. It is expected that the gate will generally be open from Thursday through Sunday and on other dates for special events as needed. The Property Owner’s Association would be responsible to maintain the private roadway infrastructure. As a part of this project, the developer will be relocating the displaced Church parking spaces to be wholly contained on the Church property.

### **Effect on Governmental Services**

A rezone of an additional 3.333 acres to B-PUD would not adversely impact local governmental services. The permitted B-PUD uses for this Site would impact the local fire and police services in a manner similar, if not identical, to the surrounding straight zoned and B-PUD zoned retail, commercial and service land uses in this interchange area. That impact is typically much less than other land uses such as dense residential developments, senior living establishments and schools. From a tax base perspective, virtually all the permitted B-PUD land uses on this Site will add revenue in the form of real property taxes to both the Township and other local governmental entities.

Certain tax-exempt land uses are permitted in a B-PUD district such as non-profit medical uses. Given the commercial land values, the small size and general orientation of the Site, we believe the Site will develop out with the same types of (smaller scale) commercial, retail and service uses as currently exist in and around the Hamilton Princeton Road corridor.

INSPIRED PEOPLE ► CREATIVE DESIGN ► TRANSFORMING COMMUNITIES

- |  |  |   |   |  |  |
|--|--|---|---|--|--|
| (A) 6720<br>A0300-148-000-012<br>AMERICAN HOMES 4 RENT PROPERTIES FOUR, LLC<br>O.R. 8581 PG. 379 | (E) 6716<br>A0300-148-000-008<br>BENJAMIN & ANITA SMITH<br>O.R. 8161 PG.414            | (I) 5720<br>A0300-133-300-030<br>TIFFANY SCHULZ<br>O.R. 9040 PG.1671                  | (M) 5728<br>A0300-133-300-038<br>SHELLEY SCHLUCKER<br>O.R. 8176 PG. 1870  | (O) 9158<br>A0300-025-000-083<br>GLOBAL NEW MILLENNIUM PARTNERS, LTD.<br>O.R. 8938 PG. 1069          | (U) 5727<br>A0300-133-000-037<br>MARVIN AND LOLANDA RAMOS<br>O.R. 7760 PG.2232     |
| (B) 6719<br>A0300-148-000-011<br>HANSEL JODY & STACIE M. HANSEL<br>O.R. 6547 PG. 1239            | (F) 6903<br>A0300-148-000-019<br>RONALD OSMAN AND KAREN JO OSMAN<br>O.R. 7606 PG. 1490 | (J) 5721<br>A0300-133-300-031<br>KRISTIN B. AND DARRIN R. COFFEY<br>O.R. 8919 PG. 945 | (N) 5729<br>A0300-133-300-039<br>KAUR SATINDER & BHANGU PARAMJIT<br>O.R. 8428 PG. 1934                          | (R) 8932<br>A0300-021-000-045<br>POWER OWNER, LLC.<br>O.R. 9231 PG. 1493                             | (V) 5731<br>A0300-133-000-041<br>SACHS JOHN III<br>O.R. 8901 PG. 1092              |
| (C) 6718<br>A0300-148-000-010<br>DANIELLE M. TOMCZAK<br>O.R. 7074 PG.210                         | (G) 6904<br>A0300-148-000-020<br>CARMEN E. ADAMS<br>O.R. 8734 PG. 1409                 | (K) 5723<br>A0300-133-300-033<br>NORMAN L. AND AMY LUTTRELL<br>O.R. 8191 PG. 163      | (D) 5730<br>A0300-013-300-040<br>PARTNERSHIP FOR HOUSING, AN OHIO<br>NONPROFIT CORPORATION<br>O.R. 6736 PG. 242 | (S) 8931<br>A0300-021-000-044<br>BRIDGESTONE RETAIL OPERATIONS, LLC<br>PARCEL 1<br>O.R. 8719 PG. 197 | (W) 5698<br>A0300-133-000-008<br>HEIDI BRUZINA<br>O.R. 9548 PG. 508                |
| (D) 6717<br>A0300-148-000-009<br>TROY ANN MILLS<br>O.R. 8498 PG.925                              | (H) 6905<br>A0300-148-000-021<br>JUSTIN L. MONEY<br>O.R. 7112 PG. 877                  | (L) 5722<br>A0300-133-300-032<br>CHRISTOPHER ROBERT KLUTE<br>O.R. 9040 PG.390         | (P) 9163<br>A0300-025-000-088<br>PRINCETON VENTURES, LLC<br>O.R. 9012 PG. 971                                   | (T) 8930<br>A0300-021-000-043<br>NATIONAL RETAIL PROPERTIES, LP<br>PARCEL 1<br>O.R. 8827 PG. 781     | (X) 6490<br>A0300-148-000-007<br>CHETRI RATNA B & RUKMANI<br>O.R. 8702 PG. 1040    |
|  |  |   |   |  | (Y) 6851<br>A0300-148-000-067<br>MICHAEL W. AND LAURA J. BEAHM<br>O.R. 6893 PG.759 |

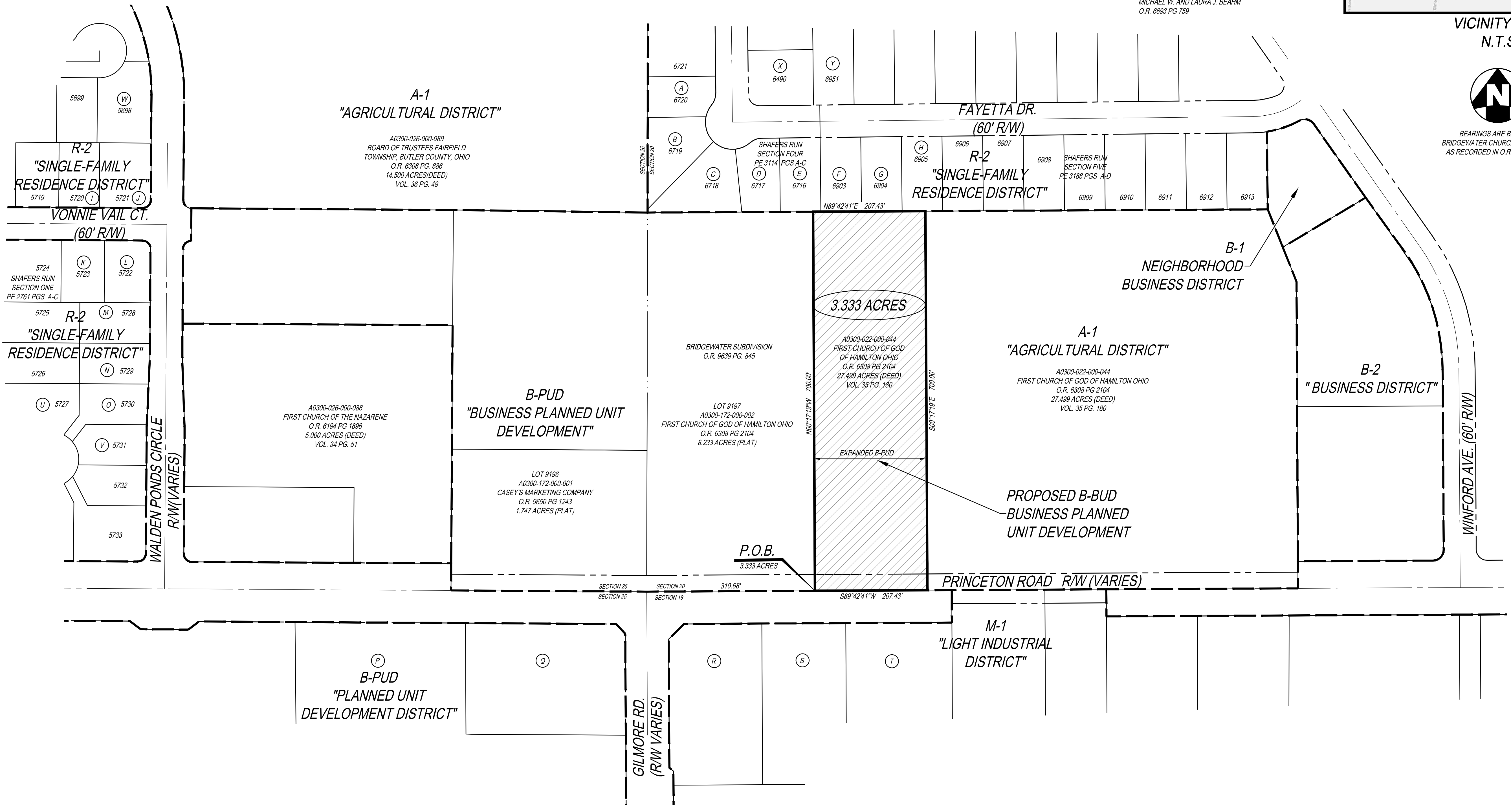


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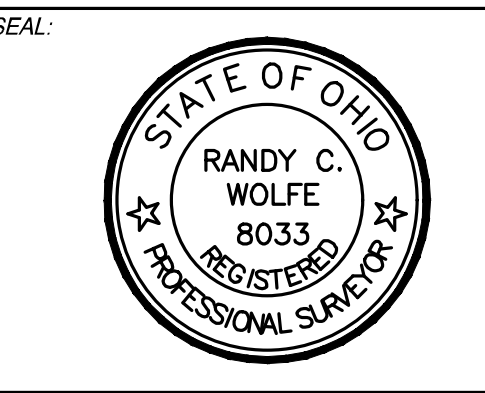
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West Chester, OH 45069  
513.779.7951



VICINITY MAP  
N.T.S.

BEARINGS ARE BASED ON  
BRIDGEWATER CHURCH SUBDIVISION  
AS RECORDED IN O.R. 9639 PG. 845



NO.	DATE	DESCRIPTION
1	3-14-2022	REZONE PLAT - JDB

**B-PUD RE-ZONING PLAT**  
SECTION 20, TOWN 2, RANGE 3, BTM  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO

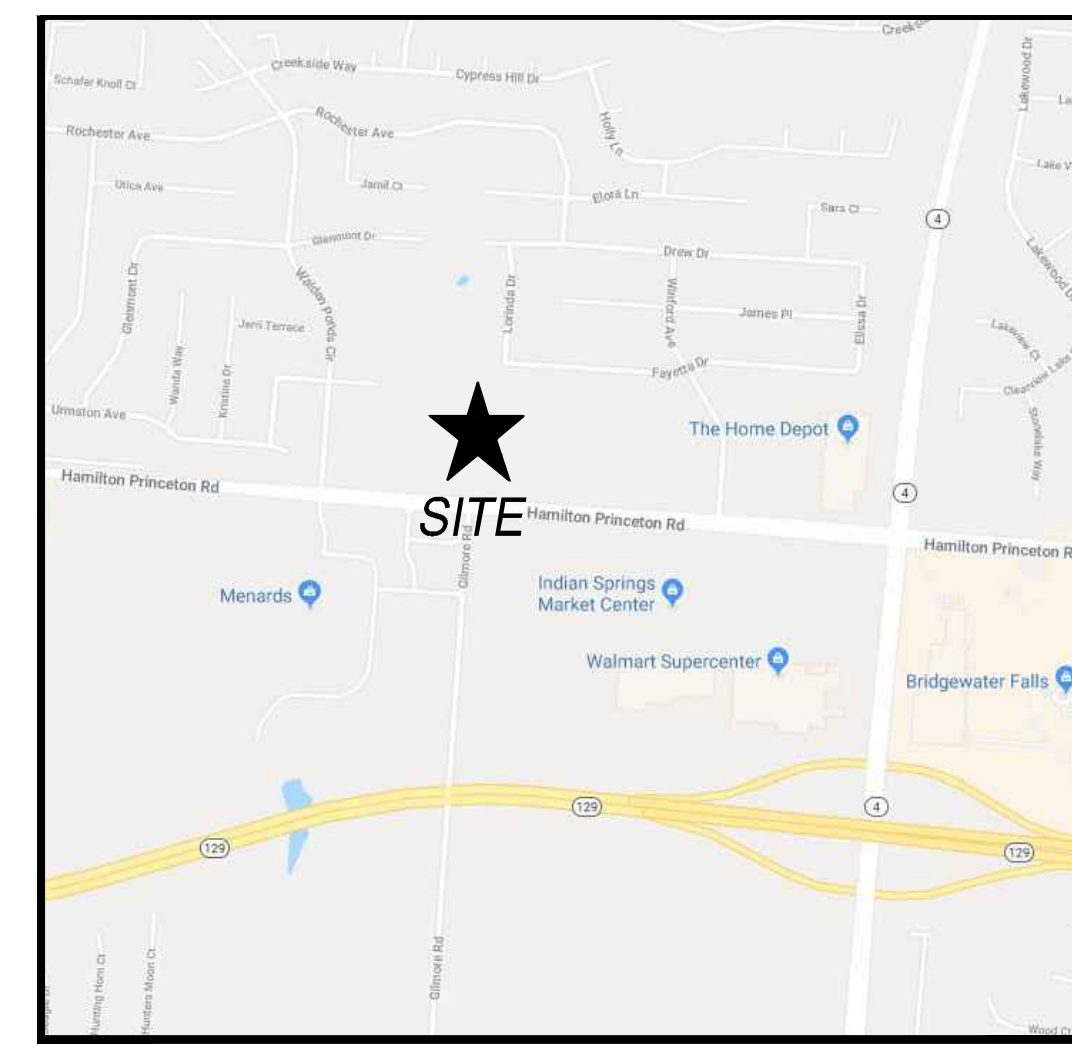
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DATE: 3/04/2022  
SCALE: 1" = 100'  
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PROPOSED AREA FOR RE-ZONE FROM A-1 "AGRICULTURAL DISTRICT" TO B-PUD PLANNED UNIT DEVELOPMENT DISTRICT

ZONING DISTRICT AREA

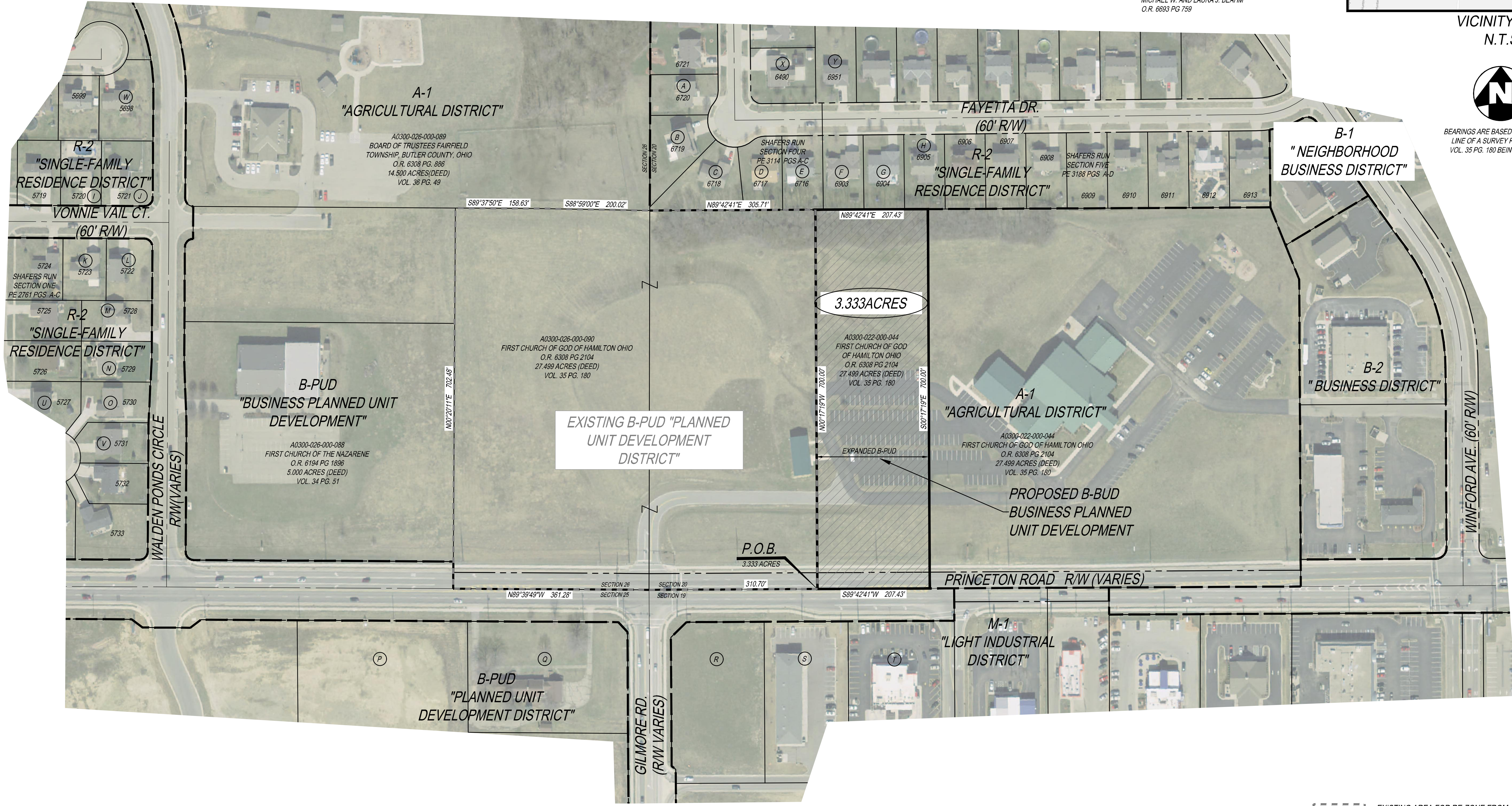


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| (B) 6719<br>A0300-148-000-011<br>HANSEL JODY & STACIE M. HANSEL<br>O.R. 6347 PG. 1239            | (F) 6903<br>A0300-148-000-019<br>RONALD OSMAN AND KAREN JO OSMAN<br>O.R. 7806 PG. 1490 | (J) 5721<br>A0300-133-300-031<br>KRISTIN B. AND DARRIN R. COFFEY<br>O.R. 8919 PG. 945 | (N) 5729<br>A0300-133-300-039<br>KAUR SATINDER & BHANGU PARAMJIT<br>O.R. 6428 PG. 1934                          | (R) 8932<br>A0300-021-000-045<br>PROFESSIONAL RESOURCE DEVELOPMENT INC<br>O.R. 8778 PG. 345          | (V) 5731<br>A0300-133-000-041<br>SACHS JOHN III<br>O.R. 8901 PG.1092               |
| (C) 6718<br>A0300-148-000-010<br>DANIELLE M. TOMCZAK<br>O.R. 7074 PG.210                         | (G) 6904<br>A0300-013-000-020<br>CARMEN E. ADAMS<br>O.R. 6734 PG. 1409                 | (K) 5723<br>A0300-133-300-033<br>NORMAN L. AND AMY LUTTRELL<br>O.R. 8191 PG. 163      | (D) 5730<br>A0300-025-000-040<br>PARTNERSHIP FOR HOUSING, AN OHIO<br>NONPROFIT CORPORATION<br>O.R. 6736 PG. 242 | (S) 8931<br>A0300-021-000-044<br>BRIDGESTONE RETAIL OPERATIONS, LLC<br>PARCEL 1<br>O.R. 8719 PG. 197 | (W) 5698<br>A0300-148-000-008<br>DENNIS AND HEIDI BRUZINA<br>O.R. 7471 PG.423      |
| (D) 6717<br>A0300-148-000-009<br>TROY ANN MILLS<br>O.R. 8498 PG.925                              | (H) 6905<br>A0300-148-000-021<br>JUSTIN L. MONEY<br>O.R. 7112 PG. 877                  | (L) 5722<br>A0300-133-300-032<br>CHRISTOPHER ROBERT KLUTE<br>O.R. 9040 PG.390         | (P) 9163<br>A0300-025-000-088<br>PRINCETON VENTURES, LLC<br>O.R. 9012 PG. 971                                   | (T) 8930<br>A0300-021-000-043<br>NATIONAL RETAIL PROPERTIES, LP<br>PARCEL 1<br>O.R. 8827 PG. 781     | (X) 6490<br>A0300-148-000-007<br>CHETRI RATNA B & RUKMANI<br>O.R. 8702 PG.1040     |
|  |  |   |   |  | (Y) 6951<br>A0300-148-000-067<br>MICHAEL W. AND LAURA J. BEAHM<br>O.R. 6693 PG.739 |




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**BRIDGEWATER CHURCH  
PRELIMINARY PUD  
MAJOR AMENDMENT  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO**



VICINITY MAP  
N.T.S.



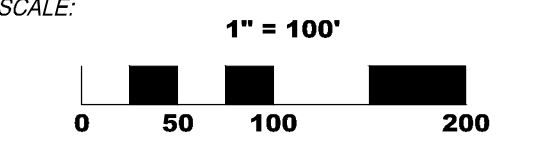
BEARINGS ARE BASED ON THE SOUTH LINE OF A SURVEY RECORDED IN VOL. 35 PG. 180 BEING S89°42'41"W



NO.	DATE	DESCRIPTION
1	3/04/2022	PUD PLAN


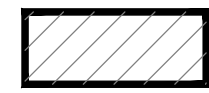

**BRIDGEWATER CHURCH  
PRELIMINARY PUD  
MAJOR AMENDMENT  
FAIRFIELD TOWNSHIP  
BUTLER COUNTY, OHIO**

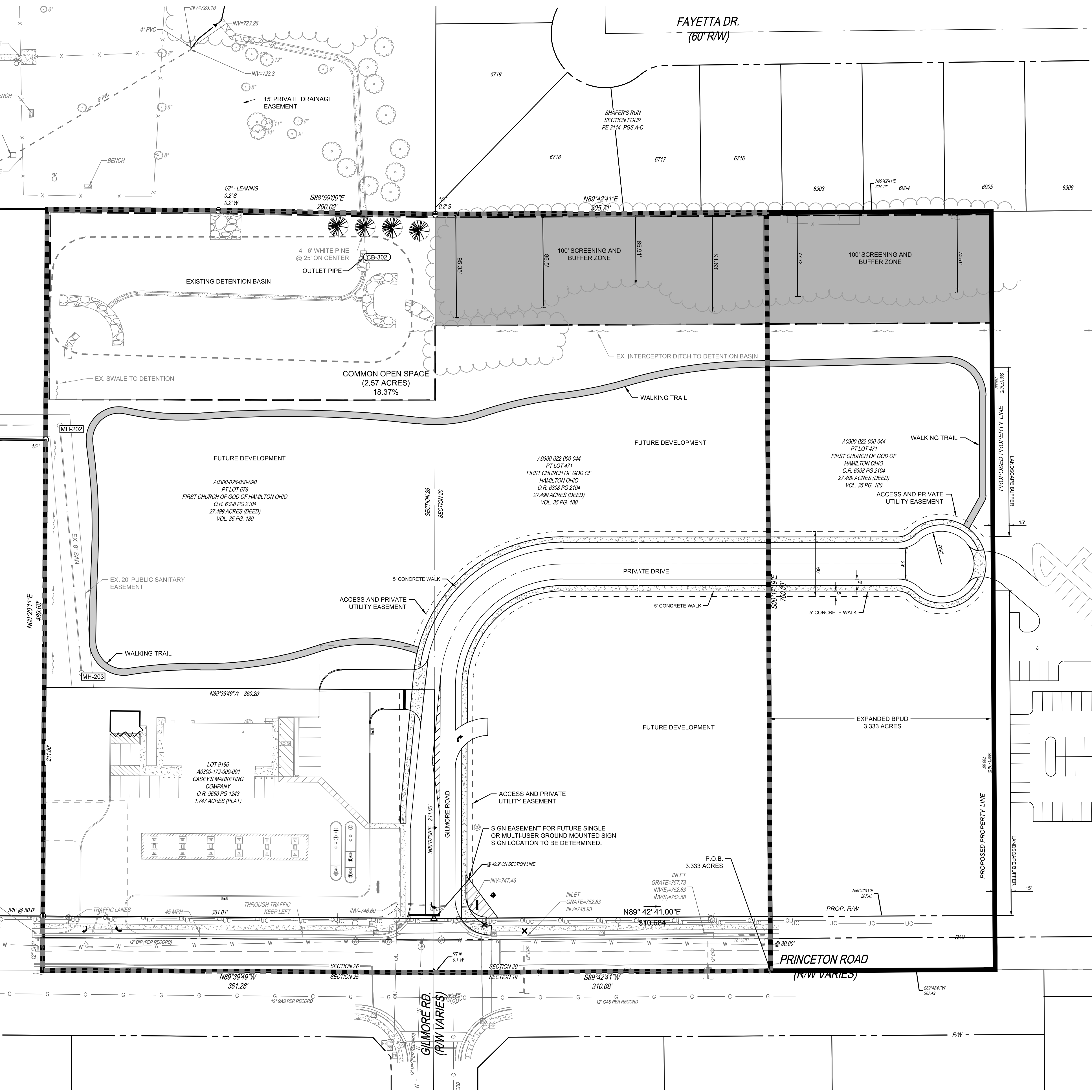
PROJECT NO: 180075VMS002  
DATE: 3/04/2022



SHEET NAME:  
**ZONING PLAT**

SHEET NO.  
**1 OF 2**

-  EXISTING AREA FOR RE-ZONE FROM A-1 "AGRICULTURAL DISTRICT" TO B-PUD PLANNED UNIT DEVELOPMENT DISTRICT
-  PROPOSED AREA FOR RE-ZONE FROM A-1 "AGRICULTURAL DISTRICT" TO B-PUD PLANNED UNIT DEVELOPMENT DISTRICT
-  ZONING DISTRICT AREA



**BRIDGEWATER BPUD PLAN NOTES:**

1. A 100' BUFFER AND SCREENING ZONE IS SHOWN ON THE PLAN. THIS BUFFER AND SCREENING ZONE IS ESTABLISHED IN THE AREA SHOWN ON THE PLAN WITH THE PURPOSE OF PERSEVERING AND MAINTAINING THE EXISTING TREES AND OTHER VEGETATION TO PROVIDE FOR BUFFERING AND SCREENING OF THE DEVELOPMENT AREA AND THE ADJACENT RESIDENTIAL PARCELS. THIS AREA SHALL REMAIN UNDISTURBED EXCEPT FOR ROUTINE MAINTENANCE SUCH AS BRUSH CLEARING AND SIMILAR ACTIVITIES TO SUSTAIN AND PRESERVE HEALTHY VEGETATION. ANY REQUIRED SUSTAINABLE MAINTENANCE ACTIONS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION. NO BUILDINGS, PARKING AREAS OR STRUCTURES OF ANY KIND SHALL BE PLACED WITHIN THIS BUFFER AND SCREENING AREA.
2. THE WALKING TRAIL SHOWN ON THE PLAN SHALL BE CONSTRUCTED UTILIZING A MULCH SURFACE. THE LOCATION OF THE TRAIL ON THIS PLAN IS CONCEPTUAL. THE ACTUAL LOCATION OF THE TRAIL WILL BE FINALIZED DURING THE FINAL DEVELOPMENT PLAN REVIEW STAGE FOR THOSE PARCELS LOCATED IN THE REAR OF THE DEVELOPMENT.
3. THE PRIVATE DRIVE AND ASSOCIATED INFRASTRUCTURE SERVING THIS BPUD WILL EITHER BE CONSTRUCTED IN A SINGLE PHASE OR IN TWO PHASES BASED ON THE TIMING OF THE LOT SALES.
4. ALL DEVELOPMENT PARCELS FRONTING ON PRINCETON ROAD SHALL BE PERMITTED ONE GROUND MOUNTED SIGN. THE DEVELOPMENT PARCELS LOCATED IN THE REAR OF THIS BPUD PROPERTY SHALL UTILIZE THE MULTI-USER GROUND MOUNTED SIGN AS SHOWN ON THE PLAN. BRIDGEWATER CHURCH SHALL BE PERMITTED TO USE A PORTION OF THIS MULTI-USER SIGN AS DIRECTIONAL / IDENTIFICATION SIGNAGE.
5. THE PLAN IDENTIFIES A 15' BUFFER AND SCREENING AREA TO BE LOCATED ON THE CHURCH PROPERTY AGAINST THE EASTERN PROPERTY LINE OF THE BPUD. THIS BUFFER AREA WILL INCLUDE AN EARTHEN MOUND AND PLANTINGS TO PROVIDE SCREENING FOR THE CHURCH. THE CHURCH WILL MAINTAIN THIS BUFFER AREA.
6. GROUND MOUNTED SIGN LOCATIONS FOR THE PRINCETON ROAD FRONTAGE PROPERTIES WILL BE LOCATED WILL BE FINALIZED DURING THE FINAL PLAN REVIEW STAGE. THE MULTI-USER SIGN SERVING THE REAR DEVELOPMENT PARCELS AND THE CHURCH IS IDENTIFIED ON THIS PLAN.
7. A GATE WILL BE INSTALLED AT THE DRIVEWAY EXTENDING FROM THE PRIVATE CUL-DE-SAC AS IT ADJOINS THE CHURCH PARKING AREA. THIS GATE WILL BE CONTROLLED BY THE CHURCH AND WILL BE OPEN ONLY DURING PEAK DAYS FOR CHURCH ACTIVITIES AND FOR SPECIAL EVENTS AS NEEDED.
8. THE CORNER DEVELOPMENT PARCEL SHALL BE PERMITTED A RIGHT-IN ONLY AND FULL ACCESS POINT FROM THE PRIVATE DRIVE SUBJECT TO APPROVAL BY THE BUTLER COUNTY ENGINEERS OFFICE.

**LEGEND**

- 100' SCREENING & BUFFER ZONE
- EXISTING BPUD
- EXPANDED BPUD

NOTE:  
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPILATION OF AVAILABLE RECORD INFORMATION, GIS AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE KENTUCKY UTILITY PROTECTION SERVICE AT 1-800-752-8007 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.



**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
 www.kleingers.com  
 6305 Centre Park Dr. West Chester, OH 45069  
 513.779.7851

**BRIDGEWATER CHURCH  
 PRELIMINARY PUD  
 FAIRFIELD TOWNSHIP  
 BUTLER COUNTY, OHIO**

SEAL:

NO.	DATE	DESCRIPTION
1	3/04/2022	PUD PLAN

**BRIDGEWATER CHURCH  
 PRELIMINARY PUD  
 FAIRFIELD TOWNSHIP  
 BUTLER COUNTY, OHIO**

PROJECT NO:	180075.000
DATE:	8/6/2020
SCALE:	
SHEET NAME:	<b>PUD PLAN</b>
SHEET NO:	<b>2 OF 2</b>

## Bridgewater Church B-PUD Building & Sign Design Guidelines

### Overall Design Intent

The following architectural design goals and objectives shall apply to new all structures and signs located in this planned unit development. The overall goal of these design guidelines is to provide the framework for a consistent level of aesthetic design throughout the development that emphasizes durability, quality and materials that are economically maintainable. The review of these design standards upon a specific development parcel shall take place in conjunction with the Stage III site plan review before the Fairfield Township Zoning Commission.

### Exterior Building Materials

All buildings and accessory structures located within the PUD area shall be designed and constructed using quality exterior primary building materials appropriately applied to create aesthetically pleasing long-lasting structures that contribute to the overall character of the development. The following exterior building materials shall be permitted:

- Brick & Thin Veneer Brick
- Natural Stone & Cultured Stone
- Architectural Concrete Masonry Units
- Clear Glass
- Textured architectural concrete panels
- Stucco (traditionally applied)
- Exterior Insulation Finish System (E.I.F.S.) (as a secondary building material only)
- Other exterior materials not listed as permitted or prohibited may be considered on a case by case basis.

The following exterior building materials shall be prohibited:

- Cement Siding Products
- Vinyl & Aluminum Siding Products
- Natural Wood "Clapboard Siding" or Wood Wall Paneling Systems

### Architectural Design Standards

No building façade shall exceed forty feet (40') in length without interruption by one or more of the following architectural features: a) Projection or recess in the wall plane of at least two feet (2') in depth; b) Change in material, texture, or pattern; c) Columns, piers, pilasters or other equivalent structural and/or decorative elements; d) Changes in fenestration pattern.

Windows shall be appropriately sized to the scale of the building.

### Awnings & Canopies

All awning and canopy materials must be made from a heavy duty canvass fabric or similar water-proof material, rather than metal, aluminum, plastic, or rigid fiberglass and must carry a minimum 5 year manufacturers' warranty. However, awnings and canopies that are a permanent part of the building architecture may be constructed of metal, wood, or other traditional building materials where they will add diversity and interest to the facade, and only if the design and materials are consistent with the overall design of the building.

Awning and canopy color(s) shall be compatible with the colors used on the building façade.

### Mechanical Equipment Standards.

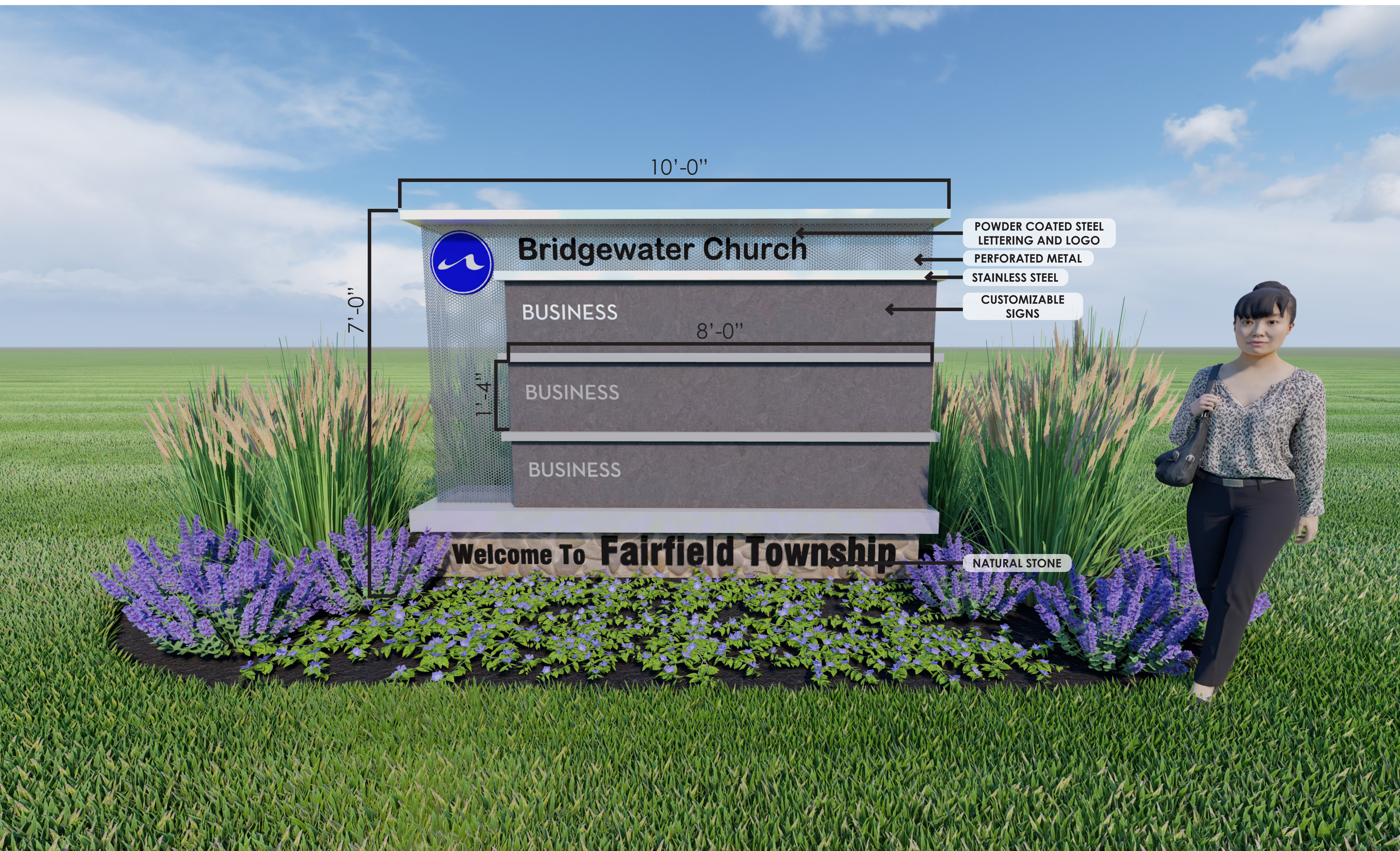
Roof mounted mechanical equipment shall be concealed from view from a public right-of-way or adjacent residential zoning district level by an enclosure or parapet wall constructed using the same exterior materials utilized in the construction of the principal building. Screening may also be achieved without additional screening material, if placed upon the roof in a manner that does not provide a view from a public right-of-way or adjacent residential zoning district.

Ground-mounted and wall-mounted equipment.

- Ground-mounted and wall-mounted equipment shall not be located between the face of the building and the public-right-of-way.
- Screening devices shall be as high as the highest point of the equipment being screened.
- Screening shall be architecturally compatible with the building in design type, materials, and colors. The screening design shall include landscaping for equipment at ground level and may include view-obscuring ornamental block, wood and earth berms, and similar design features if consistent with overall design concept.

### Sign Design Guidelines

Each parcel within the PUD development shall be permitted one ground mounted sign not to exceed seven (7) feet in height. The exterior materials used in all ground mounted signs shall conform to the permitted exterior materials list provided in this design guideline document. Pole signs shall be prohibited within this PUD. The overall design of the signs on a specific parcel shall be consistent with the design, materials and colors used on the building façades. The permitted number, type and allowable square footage for signs for each parcel shall conform to the sign regulations found in Fairfield Township Zoning Resolution Article 23.2.2, unless modified in these design guidelines.



10'-0"

7'-0"



**Bridgewater Church**

POWDER COATED STEEL  
LETTERING AND LOGO

PERFORATED METAL

STAINLESS STEEL

CUSTOMIZABLE  
SIGNS

BUSINESS

8'-0"

BUSINESS

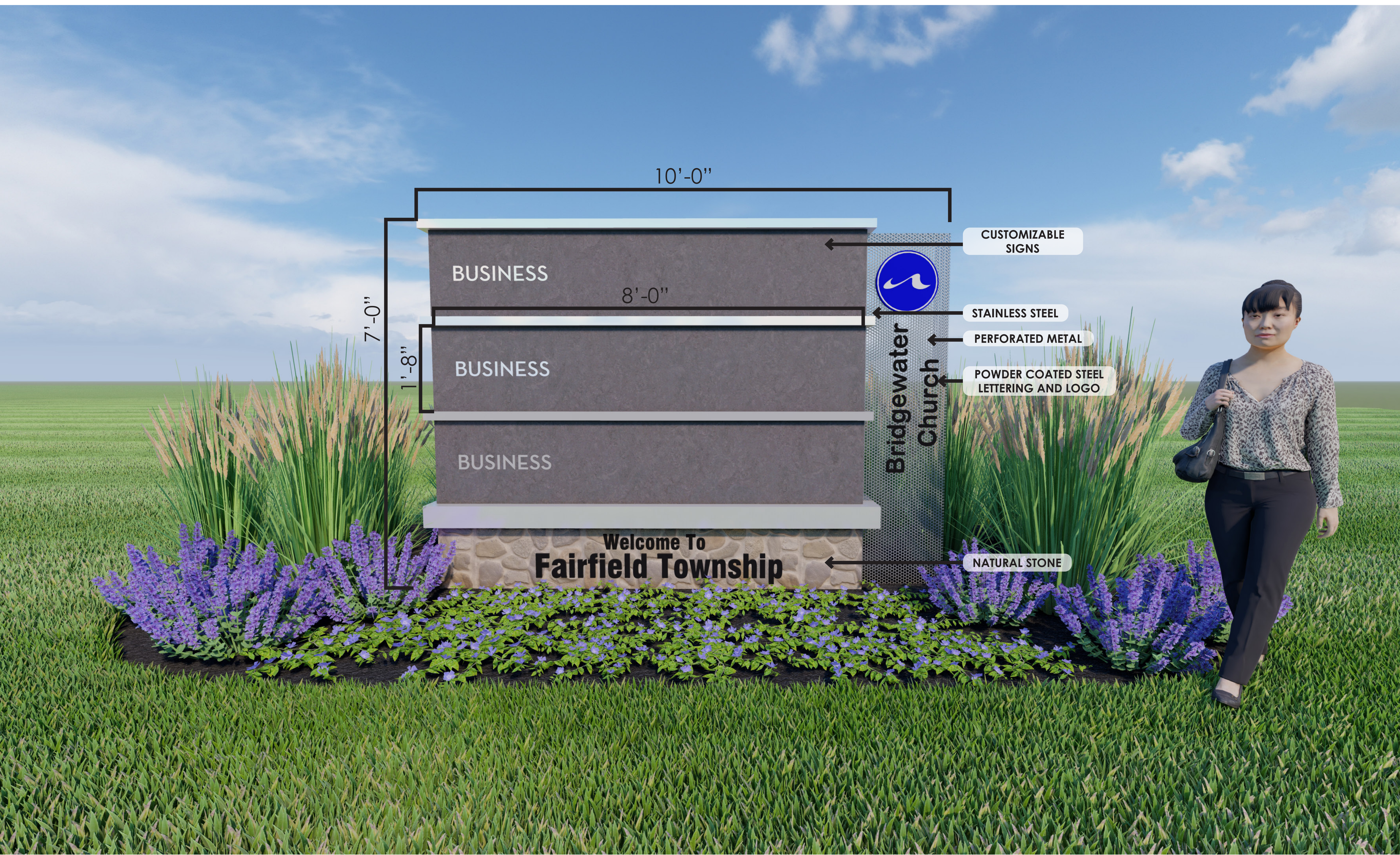
1'-4"

BUSINESS

NATURAL STONE

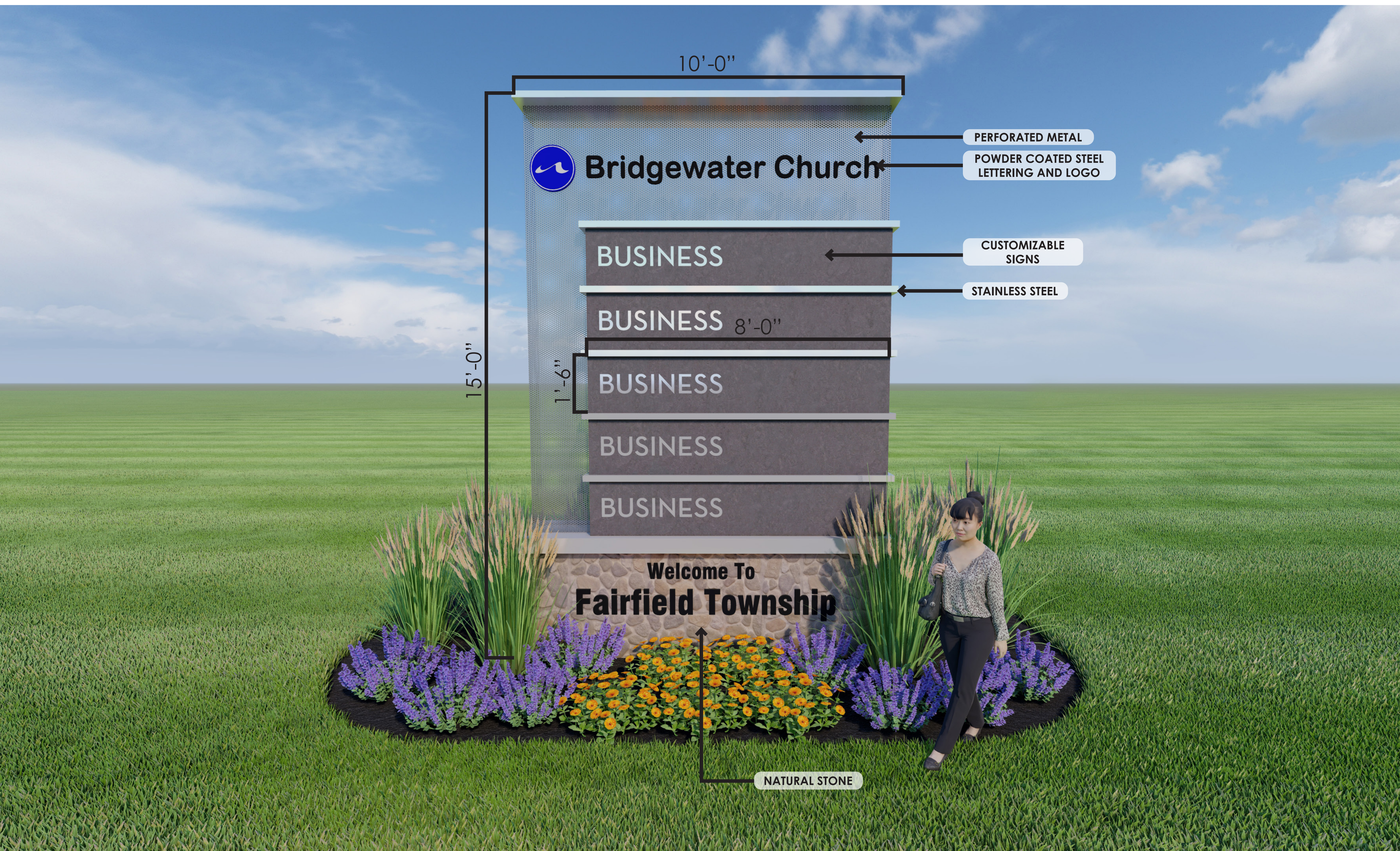
**Welcome To Fairfield Township**





BRIDGEWATER CHURCH - OUT PARCEL SIGNAGE OPTION 2

FAIRFIELD TOWNSHIP  
July 31, 2020



10'-0"

15'-0"

1'-6"

8'-0"

PERFORATED METAL

POWDER COATED STEEL  
LETTERING AND LOGO

CUSTOMIZABLE  
SIGNS

STAINLESS STEEL

NATURAL STONE

Welcome To  
**Fairfield Township**

**Bridgewater Church**

BUSINESS

BUSINESS

BUSINESS

BUSINESS

BUSINESS

**13.B B-PUD PLANNED UNIT DEVELOPMENT DISTRICT.**

13B.1 **PURPOSE.** Business-Planned Unit Development District (B-PUD) is intended to provide a permissive and alternative zoning procedure for commercial and/or industrial development in the Township. The B-PUD shall be used as an option in areas of the Township with access to a primary or secondary thoroughfares. The projects are allowed to take advantage of shared parking, cluster building sites, reduced curb-cuts and unified signage. The B-PUD District shall be developed in accordance with an approved overall preliminary PUD Plan and subsequently detailed final PUD Plan for each section of the total landholding. The planning and development of the Planned Unit Development shall be carried out in such a manner as to have minimum adverse effects on the natural features and environment of the planned unit tract and its surrounding areas. Planned Unit Development typically features varied setback lines and “cluster” type site planning whereby provisions for maximum overall lot coverage’s are established to permit creation of usable common space without jeopardizing the overall intent of the Zoning Resolution or the public health, safety and welfare.

13B.2 **PRINCIPAL PERMITTED USES.** Any retail and/or services uses including but not limited to, grocery or other food stores, drug stores, barber shops, beauty salons, bakery goods, dry cleaning and laundry pick-up stations, business and professional offices and the like, supplying commodities or performing services.

13B.2.1 Restaurants, including drive-in restaurant, bars, cocktail lounges, night clubs, theaters, bowling alleys, billiard parlors and other similar establishments.

13B.2.2 Financial institutions, including drive-in institutions.  
Manufacturing and research facilities that are permitted in the M-1 District.

13B.2.3 Nursery Schools and Child Care Facilities.

13B.2.4 Office Uses.

13B.2.5 Office for Medical and Allied Health Care.

13B.2.6 Commercial Entertainment.

13B.2.7 Theaters.

13B.2.8 Hotels/Motels.

13B.2.9 Animal Hospitals, Veterinary Clinics, Kennels.

13B.2.10 Building Material and Retail Lumber Yards.

13B.2.11 Commercial Recreation.

13B.2.12 Outdoor Advertising/Billboards.

13B.2.13 Laboratories.

13B.2.14 Hospitals.

**13B.2.15 CONDITIONAL USES REQUIRING BOARD APPROVAL**

13B.2.15.1 Adult Entertainment Uses and Facilities defined in Section 4.0110 thru 4.0126, subject to the special provisions of Article 23.05 thru 23.0502.

13B.3 **DESIGN STANDARDS.** Unless otherwise specified below, the design standards for area, coverage, yard requirements, parking and screening for a proposed Planned Unit Development in the B-PUD District shall be governed by the standards of the “B” zoning district(s) most similar in nature and function to the proposed B-PUD District use(s) as determined by the Planning Commission. Exceptions to these standards may be granted by the



Board of Fairfield Township Trustees. Standards for public improvements shall be governed by applicable ordinances and laws of the township.

13B.3.1 MINIMUM LOT AREA. The tract of land to be developed on a planned unit basis shall be a minimum of three (3) acres.

13B.3.2 YARD REQUIREMENTS. The perimeter of the lot shall maintain a minimum of fifty (50) feet for side and rear yard setback requirements. A minimum of twenty (20) feet is required between unattached buildings, and a minimum of fifty (50) feet is required between residential zoning districts and all commercial buildings. No structure shall be allowed closer than twenty (20) feet from a public right-of-way.

13B.3.3 LOT COVERAGE. The total lot coverage of a Business-Planned Unit Development shall be no more than eighty (80) percent for projects under 10 acres and sixty-five (65) percent for all other projects; percents shall be calculated for the total development area.

13B.3.4 COMMON OPEN SPACE. There shall be reserved, within the tract to be developed on a planned unit basis, a minimum percentage of land area of the entire tract for use as common open space. This minimum percentage of land area shall be 20% for all tracts.

This common open space shall not consist of isolated or fragmented pieces of land, which would serve no useful purpose. Included in this common open space may be such uses as pedestrian walkways, parkland, open areas, drainage ways, and other lands of essentially open character, exclusive of off-street parking area and street rights-of-way. Maintenance of this common space shall be the responsibility of the commercial management entity of the development and/or the developer.

13B.3.5 PARKING AND LOADING REQUIREMENTS. Parking and loading requirements shall be calculated as per Section 23.1 and 23.1.1 of these regulations for each intended use in the development. The total number of required spaces may be reduced by up to 10% if the Board of Fairfield Township Trustees determines that all uses can adequately be served by shared parking spaces. Loading requirements may be varied as deemed appropriate by the Fairfield Township Trustees if provisions are adequately addressed through a shared facility, however, no uses shall address their loading needs from the front of the structure.

13B.3.6 HEIGHT REQUIREMENTS. No structure shall exceed three (3) stories or forty (40) feet in height, except as provided in Section 24.3. Any project consisting of a building(s) more than three (3) stories may be allowed. However, open space requirements and building height shall be determined by the Butler County Planning Commission for such projects prior to submittal of the preliminary PUD plan or final PUD plan to the Fairfield Zoning Commission.

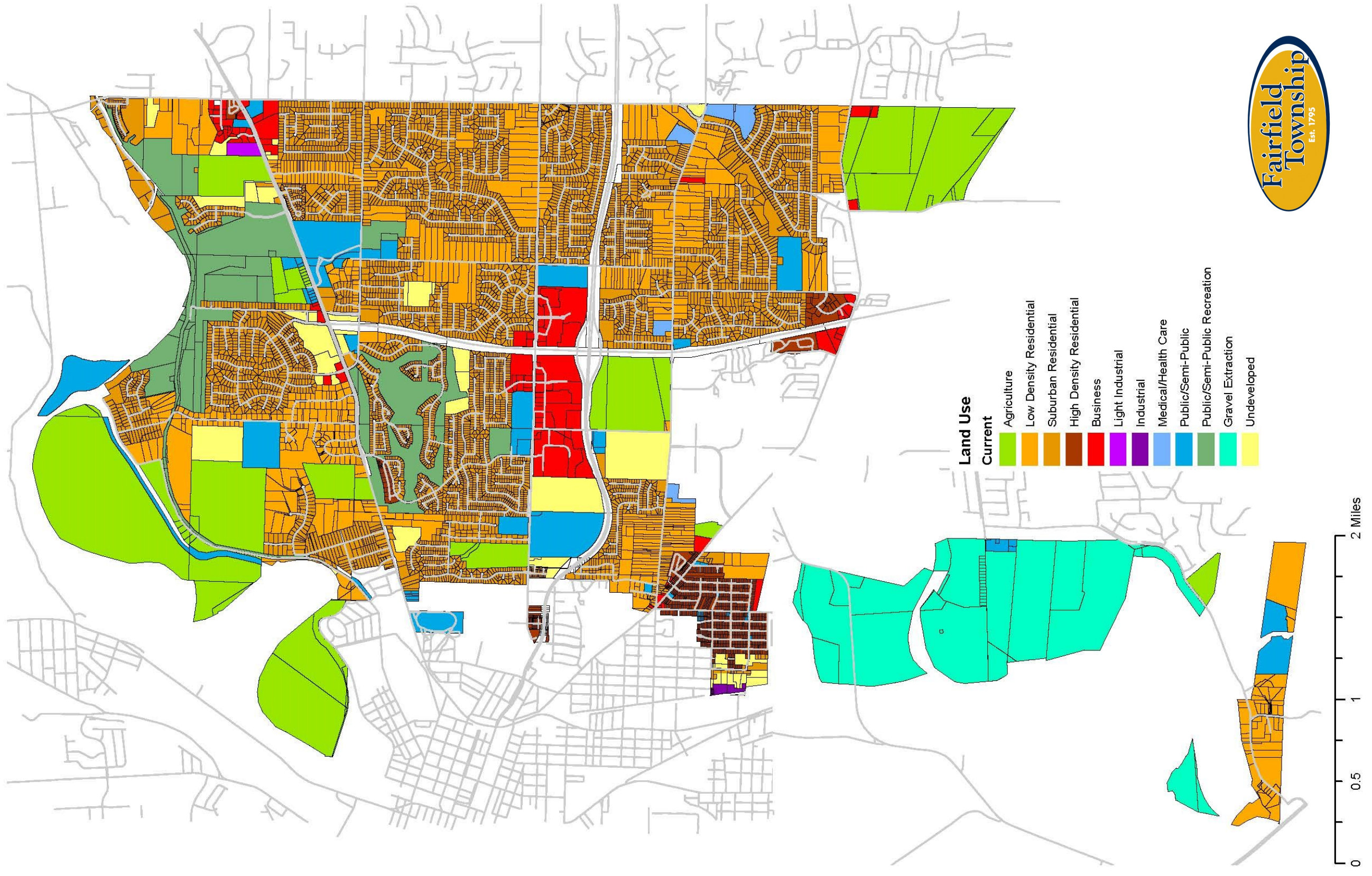
13B.3.7 SCREENING. A landscaped and/or mechanical screen shall be provided at the rear and side lot lines of the project as approved by the Board of Fairfield Township Trustees.

**Chapter**  
**3**

# EXISTING LAND USE



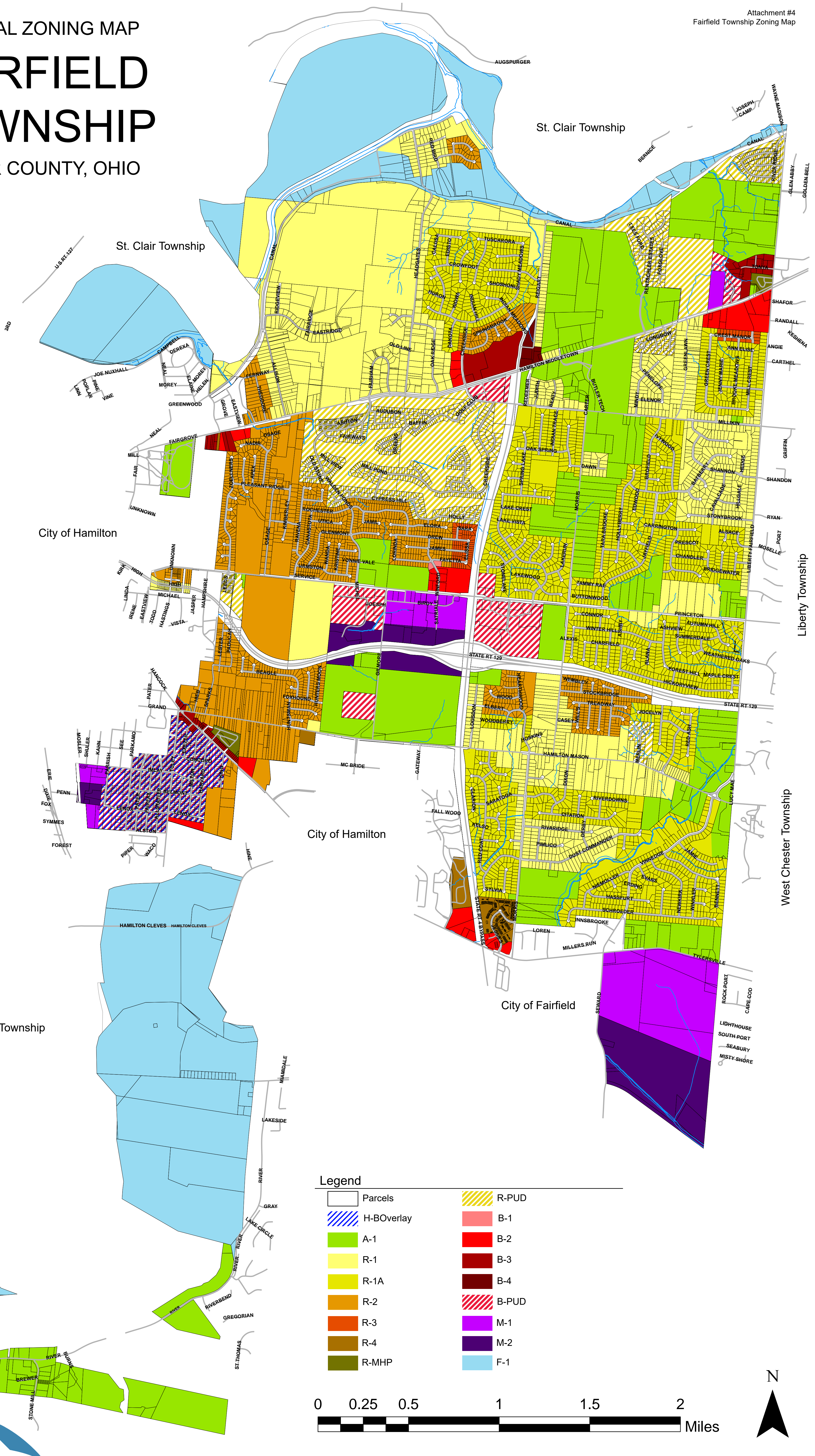
## Existing Land Use Map



# OFFICIAL ZONING MAP

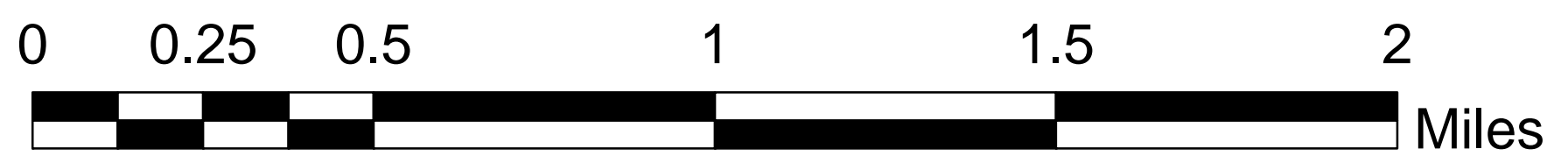
# FAIRFIELD TOWNSHIP

BUTLER COUNTY, OHIO



### Legend

- |  |            |  |       |
|--|------------|--|-------|
|  | Parcels    |  | R-PUD |
|  | H-BOverlay |  | B-1   |
|  | A-1        |  | B-2   |
|  | R-1        |  | B-3   |
|  | R-1A       |  | B-4   |
|  | R-2        |  | B-PUD |
|  | R-3        |  | M-1   |
|  | R-4        |  | M-2   |
|  | R-MHP      |  | F-1   |

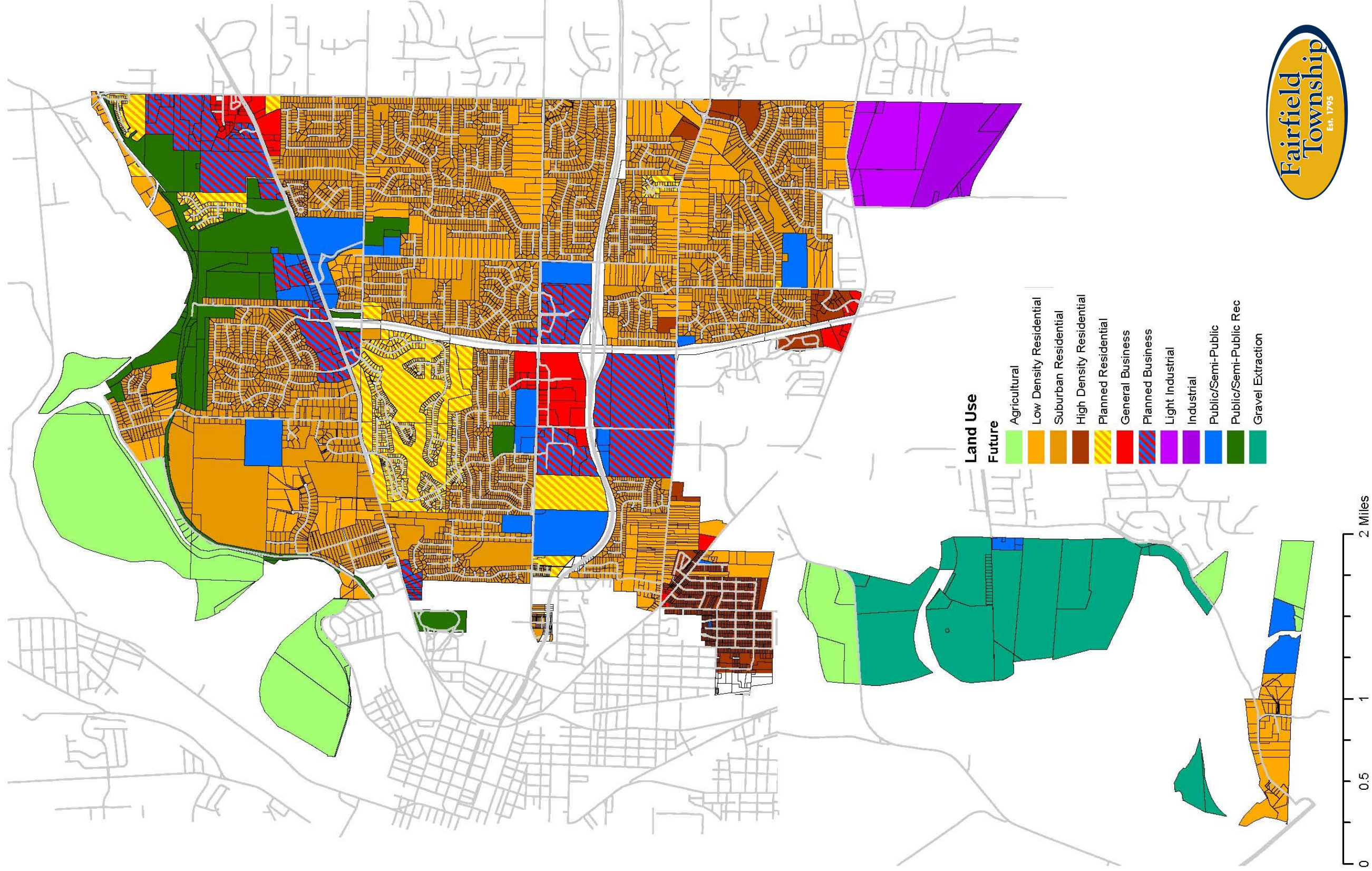


Chapter  
**4**

# FUTURE LAND USE



## Future Land Use Map



**Major Collector:**

- City, county, and township roads
- Carry local traffic for short to moderate trips
- Distribute traffic to and from principal and minor arterials and lower class roads
- R/W widths of 100'-120'
- Additional slope/utility easements as required

**Minor Collector:**

- City, county, and township roads
- Intended to serve properties that abut them
- Provide links to short distance trips
- R/W widths of 80'
- Turn lanes as required by traffic analysis
- Additional slope/utility easements as required

**Minor Collector (Second Class):**

- Lesser city and township roads
- Intended to serve properties that abut them
- Provide links to short distance trips
- R/W widths of 60'
- Turn lanes as required by traffic analysis
- Additional slope/utility easements as required

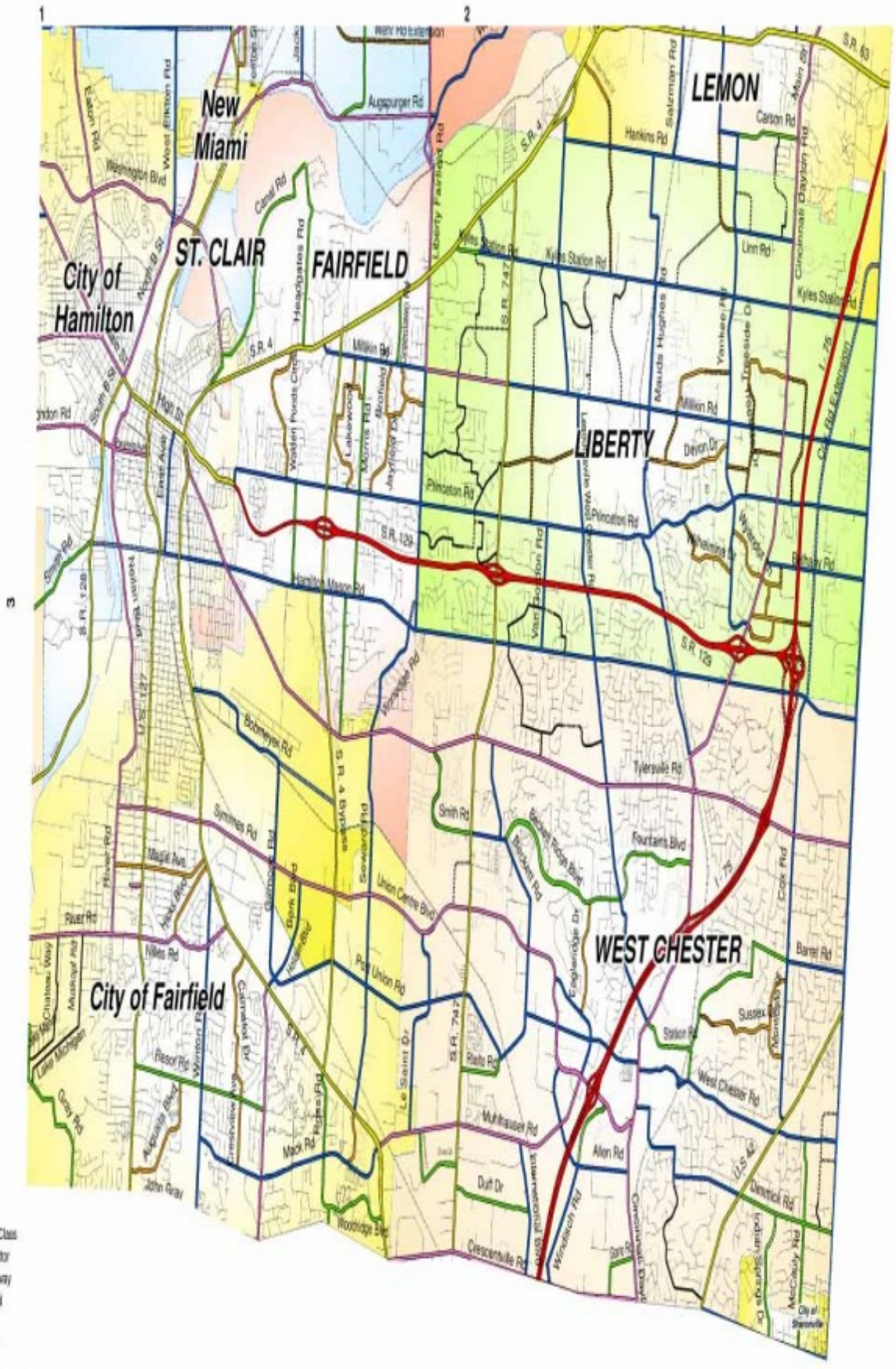
**Neighborhood Collector:**

- Lesser city and township streets
- Intended to serve properties that abut them
- Provide links to short distance destinations
- R/W widths of 60'
- Turn lanes as required by traffic analysis
- Additional slope/utility easements as required

**Local Street:**

- Access to individual properties that abut them
- Provide access to the collector and arterial system
- Serve residential, commercial, and industrial land uses
- R/W widths of 60'
- Additional slope/utility easements as required

SEE ROADWAY CLASSIFICATION MAPS ON PAGES 8-12.



- Legend**
- Interstate-Freeway
  - Principal Arterial
  - Minor Arterial
  - Major Collector
  - Minor Collector
  - Minor Collector-2nd Class
  - Neighborhood Collector
  - Prop Interstate Freeway
  - Prop Principal Arterial
  - Prop Minor Arterial
  - Prop Major Collector
  - Prop Minor Collector

Butler County Thoroughfare Plan 2007 - Map 4

FAIRFIELD TOWNSHIP ZONING COMMISSION

APPLICATION FOR ZONING DISTRICT CHANGE OR PUD ACTION

=====

6032 Morris Road  
Hamilton, OH 45011

Telephone: (513) 887-4400  
Fax: (513) 887-4405

**Check all that apply:**

- Zone Change
- Preliminary PUD Application
- Major Change to PUD
- Final PUD Application
- Amendment to Final PUD

- Case No. \_\_\_\_\_
- Newspaper \_\_\_\_\_
- Filed \_\_\_\_\_
- Fees \_\_\_\_\_
- FTZC Meeting Date \_\_\_\_\_

**This application must be filed by one or more of the owners or lessees of the property (O.R.C. 519.12), and filed with the Township Zoning/Administration Representative.**

**PLEASE NOTE:** This application must be legible and if not complete, will be refused for filing. The accuracy of all of the information is the responsibility of applicant, and if the information is incorrect, or found not to be complete, the application will be refused and returned to applicant for correction. In any event the accuracy of all of the information is the responsibility of the applicant.

1. Name, complete address and phone number, of all owners of property to be rezoned (as appears on the County Auditor's current tax list): First Church of God of Hamilton Ohio. 3100 Princeton Road, Hamilton, OH 45011. 513-867-9961.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Name, address and phone number of applicant: First Church of God of Hamilton Ohio. 3100 Princeton Road, Hamilton, OH 45011. 513-867-9961.

\_\_\_\_\_  
\_\_\_\_\_

(If Applicant is not an owner, is the applicant a Lessee)? Yes \_\_\_\_\_ No \_\_\_\_\_

3. Applicant's relationship to property: Applicant is the Property Owner.

4. Name and telephone number of person to contact, concerning this application: Jay Stewart (Consultant acting on behalf of the Property Owner. 513-486-4363.

5. Addresses of **ALL** properties to be rezoned: The rezone site is currently vacant ground. The Auditor's website lists the address of this site as "Princeton Road." The Applicant's address for their current church situated adjacent to and part of the mother parcel to be rezoned is 3100 Princeton Road.

\_\_\_\_\_  
\_\_\_\_\_

6. General location: Roads and Intersections: The rezone site maintains roadway frontage along Hamilton-Princeton Road and Walden Ponds Circle. Gilmore Road intersects Hamilton-Princeton Road due south of this rezone site

7. Present Zone District: A-1 Agricultural District

8. Requested Zone District: B-PUD Business Planned Unit Development

9. Reason for this application: The Applicant desires to rezone an additional 3.333 acres of land from A-1 to B-PUD to be incorporated into the existing (approved) 10.751 B-PUD for the purposes of seeking development opportunities on this land. Currently, this land is in a "holding zone" of A-1 which provides very limited land use options. The Applicant desires to seek a zoning designation consistent with surrounding commercial, retail and office properties in order to achieve a higher and better use of the property while seeking out land users consistent with the B-PUD permitted uses with the Township Zoning Resolution.

10. Attached in order to facilitate this application, shall be the following:

- a. Submit all requirements as listed on the Zoning Commission check list, provided with this application.
- b. Submit (10) copies of the completed application and information packets.

11. Attached is a check for \$ 700.00 for the purpose of defraying expenses, as needed. All payments are to be made to Fairfield Township. Should any payments not be made promptly, this application will be refused and returned to applicant.

The above statements, and any attachments or exhibits which are all a part of this application, are true and correct.

Applicant or representative **must** be present at this meeting.

\_\_\_\_\_  
Applicant

Sworn to and subscribed before me, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the above applicant.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
My Commission Expires

- **Fairfield Township Zoning/Administration acknowledgement of receipt.**

\_\_\_\_\_  
Signature/Printed Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date



**ZONING COMMISSION HEARING APPLICATION**

**ZONE CHANGE/PRELIMINARY PUD/ MAJOR CHANGE to PUD**

**SUBMISSION REQUIREMENTS**

  X **METES AND BOUNDS LEGAL DESCRIPTION:**

Submit on a single 8 ½ X 11 paper the following information:

- a. A metes and bounds description of the subject site
- b. The amount of area contained within the site
- c. A statement, signed by a registered surveyor, certifying that the description of the property proposed to be rezoned, is a complete, proper and legal description thereof

  X **PROPERTY DEED:**

Submit one copy of the deed to the subject property as filed in the Butler County Recorder's Office

  X **ADJACENT PROPERTY OWNERS FORM:**

Complete and submit the original and one (1) copy of the Adjacent Property Owners form (provided in this packet) containing the names, addresses, and tax information of all parcels within two hundred (200) feet of the subject site

  X **DESCRIPTION OF REQUEST AND REASONS FOR ZONING COMMISSION HEARING FORM:**

Complete and submit the original and one (1) copy of the Description of Request and Reasons for Zoning Commission Hearing form (provided in this packet)

  X **ZONING COMMISSION HEARING APPLICATION FORM:**

Complete and submit the original and one (1) copy of the Zoning Commission Hearing Application form (provided in this packet)

  X **OWNER'S AFFIDAVIT:**

Complete and submit the original and one (1) copy of the Affidavit (provided in this packet)

  X **CHECKLIST OF REQUIREMENTS:**

Submit this checklist, fully completed

  X **ZONING PLAT:**

Submit (9) copies of the zoning plat at a scale of one hundred (100) feet to the inch or larger containing the following information:

- X a. All existing property lines and parcel numbers for each parcel within the subject site and all property within and contiguous to and directly across the street from the exterior boundary of the subject tract, and the last name of the owners therein.
- X b. Metes and bounds and dimensions of the subject property and the area contained therein (in acres)
- X c. Existing zone district boundaries (shown in dashed lines with heavier line weight than property lines) and zone designation
- X d. Title, scale and north point (north shall be at the top of the plat)

PROPERTY OWNERS AFFIDAVIT

STATE OF OHIO  
COUNTY OF BUTLER

I (we) Paeta Daw Wilkerson, Bridgewater Church

Hereby certify that we are all of the owners and of the real estate which is subject of the pending zoning application; that we hereby consent to the Zoning Commission acting on my/our request for the subject real estate. I/we understand that our application will be considered and processed in accordance with the regulations as set forth by the Fairfield Township Zoning Department and Zoning Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations and conditions attached to the decision by the Zoning Commission. As owner(s) of the real estate which is the subject of the pending zoning application, I hereby consent to the Fairfield Township Zoning Department temporarily placing a sign advertising the zoning request on the subject property. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Daw Wilkerson

Signature

Daw Wilkerson

Printed Name

3100 Princeton Rd.

Mailing Address

Hamilton, OH 45011

City, State, Zip Code

513-785-9891

Telephone

Subscribed and sworn before me this 17 day of JAN 2020

Carole I Squibb  
Notary Public



CAROLE I. SQUIBB  
Notary Public, State of Ohio  
My Commission Expires  
February 23, 2020

**Property Deed Note &  
Notes on Forms Not Provided in the On-Line PUD Application Packet**

Property Deed Note:

The proposed rezone area currently spans two lots of record. The two deeds encompassing the proposed B-PUD rezone area are attached. The new lot consolidation will match the proposed B-PUD rezone boundary lines.

Zoning Commission Hearing Application Form:

The rezoning packet provided by the Township does not contain a specific Zoning Commission Hearing Application Form. Upon speaking with Township Staff, they instructed that this rezone requirement is not applicable.

Adjacent Property Owners Form:

The rezoning packet does not contain a specific Adjacent Property Owner's Form. Upon speaking with Township Staff, they instructed us to simply list the adjacent property owner information on the rezone plat.

**Bridgewater Church B-PUD Amendment Application  
Surrounding Property Owners List**

Parcel A: 6120

A0300-148-000-012

AMERICAN HOMES 4 RENT PROPERTIES FOUR, LLC

30601 Agoura Road, Suite 200

Agoura Hills, CA 91301

O.R. 8581 PG. 379

Parcel B: 6719

A0300-148-000-011

HANSEL JODY & STACIE M. HANSEL

6501 Lorinda Drive

Hamilton, Ohio 45011

O.R. 6547 PG. 1239

Parcel C: 6718

A0300-148-000-010

DANIELLE M. TOMCZAK

6509 Fayette Drive

Hamilton, Ohio 45011

O.R. 7074 PG. 210

Parcel D: 6717

A0300-148-000-009

TROY ANN MILLS

6518 Fayette Drive

Hamilton, Ohio 45011

O.R. 8498 PG. 925

Parcel E: 6716

A0300-148-000-008

MARK WHITE

6525 Fayette Drive

Hamilton, Ohio 45011

O.R. 8161 PG.414

Parcel F: 6903

A0300-148-000-019

RONALD OSMAN AND KAREN JO OSMAN

6533 Fayette Drive

Hamilton, Ohio 45011

O.R. 7606 PG. 1490

Parcel G: 6904

A0300-148-000-020

CARMEN E. ADAMS

6541 Fayette Drive

Hamilton, Ohio 45011

O.R. 6734 PG. 1409

Parcel H: 6905

A0300-148-000-021

JUSTIN L. MONEY

6549 Fayette Drive

Hamilton, Ohio 45011

O.R. 7112 PG. 877

Parcel I: 5720

A0300-133-300-030

TIFFANY SCHULZ

6527 Vonnie Vale Court

Hamilton, Ohio 45011

O.R. 9040 PG.1671

Parcel J: 5721

A0300-133-300-031

KRISTIN B. AND DARRIN R. COFFEY

6519 Vonnie Vale Court

Hamilton, Ohio 45011

O.R. 8919 PG. 945

Parcel K: 5723

A0300-133-300-033

NORMAN L. AND AMY LUTTRELL

6526 Vonnie Vale Court

Hamilton, Ohio 45011

O.R. 8191 PG. 163

Parcel L: 5722

A0300-133-300-032

CHRISTOPHER ROBERT KLUTE

6518 Vonnie Vale Court

Hamilton, Ohio 45011

O.R. 9040 PG.390

Parcel M: 5728

A0300-133-300-038

SHELLEY SCHLICKER

6573 Walden Ponds Circle

Hamilton, Ohio 45011

O.R. 8176 PG. 1870

Parcel N: 5729

A0300-133-300-039

MARIAN DEMAREE COTTRELL (AKA MARIAN D. COTTRELL)

6581 Walden Ponds Circle

Hamilton, Ohio 45011

O.R. 6428 PG. 1934

Parcel O: 5730

A0300-013-300-040

PARTNERSHIP FOR HOUSING, AN OHIO NONPROFIT CORPORATION

3030 W. Fork Road

Cincinnati, Ohio 45211

O.R. 6736 PG. 242

Parcel P: 9163

A0300-025-000-088

PRINCETON VENTURES, LLC

7334 Country Club Lane

West Chester, Ohio 45069

O.R. 9012 PG. 971

Parcel Q: 9156

A0300-025-000-083

GLOBAL NEW MILLENNIUM PARTNERS, LTD.

4415 Highway 6

Sugar Land, TX 77478

O.R. 8938 PG. 1069

Parcel R: 8932

A0300-021-000-045

PROFESSIONAL RESOURCE DEVELOPMENT INC.

PO Box 768

Effingham, IL 62401

O.R. 8778 PG. 345

Parcel S: 8931

A0300-021-000-044

BRIDGESTONE RETAIL OPERATIONS, LLC

PARCEL 1

535 Marriot Drive

Nashville, TN 37214

O.R. 8719 PG. 197

Parcel T: 8930

A0300-021-000--043

NATIONAL RETAIL PROPERTIES, LP

PARCEL 1

450 S. Orange Avenue, Suite 900

Orlando, FL 32801

O.R. 8827 PG. 781



Parcel U: 5727

A0300-133-000-037

MARVIN AND LOLINDA RAMOS

6590 Vonnie Vale Court

Hamilton, Ohio 45011

O.R. 7760 PG. 2232

Parcel V: 5731

A0300-133-000-041

STEPHANIE GLASS

2738 Urmston Avenue

Hamilton, Ohio 45011

O.R. 8901 PG. 1092

Parcel W: 5698

A0300-133-000-008

DENNIS AND HEIDI BRUZINA

2889 Jerri Terrace

Hamilton, Ohio 45011

O.R. 7471 PG. 423

Parcel X: 6490

A0300-148-000-007

JUAN C. ESPINOZA HERNANDEZ

DIANA JAIME ESTRADA

6490 Lorinda Drive

Hamilton, Ohio 45011

O.R. 8702 PG. 1040

Parcel Y: 6951

A0300-148-000-067

MICHAEL W. AND LAURA J. BEAHM

6528 Lorinda Drive

Hamilton, Ohio 45011

O.R. 6693 PG. 759

A0300-026-000-088

FIRST CHURCH OF THE NAZARENE

6503 Lakewood Drive

Hamilton, Ohio 45011

O.R. 6194 PG. 1896

A0300-026-000-089

BOARD OF TRUSTEES OF FAIRFIELD TOWNSHIP, BUTLER COUNTY, OHIO

6032 Morris Road

Hamilton, Ohio 45011

O.R. 6308 PG. 886

A0300-022-000-044

FIRST CHURCH OF GOD OF HAMILTON OHIO

3100 Princeton Road

Hamilton, OH 45013

O.R. 6308 PG. 2104

**Adjacent Property Owners for the new 3.333 Acre Rezone Site**

Parcel: 6903

A0300-148-000-019

RONALD OSMAN AND KAREN JO OSMAN

O.R. 7606 PG. 1490

Parcel: 6904

A0300-148-000-020

CARMEN E. ADAMS

O.R. 6734 PG. 1409

Parcel: 6905

A0300-148-000-021

JUSTIN L. MONEY

O.R. 7112 PG. 877

**BY-LAWS  
OF  
PRINCETON AT GILMORE  
OWNERS ASSOCIATION**

**ARTICLE I: NAME**

The name of the corporation is Princeton at Gilmore Owners Association, hereinafter referred to as the “Association”.

**ARTICLE II: DEFINITIONS**

All of the terms used herein shall have the same meanings as set forth in the Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Princeton at Gilmore Owners Association (“the Declaration”) recorded with the Recorder of Butler County, Ohio.

**ARTICLE III: OFFICES**

**SECTION 1: PRINCIPAL OFFICE.** The principal office of the Association shall be located at 3100 Princeton Road, Fairfield Township, Butler County, Ohio.

**SECTION 2: OTHER OFFICES.** The Association may have such other offices, either within or without the State of Ohio, as the Trustees may designate or as the business of the Association may require from time to time.

**ARTICLE IV: FISCAL YEAR**

**SECTION 1: FIRST YEAR.** Unless otherwise designated by resolution of the Trustees, the first fiscal year of the Association after the adoption of this Code of Regulations shall end on December 31, 2020.

**SECTION 2: SUBSEQUENT YEARS.** Subsequently, the fiscal year of the Association shall commence on the first day of January in each year and end on the last day of the following December, or be such other period as the Trustees may designate by resolution.

**ARTICLE V: THE ASSOCIATION**

The Association shall be a non-profit Ohio corporation and shall be called Princeton at Gilmore Owners Association.

**SECTION 1: MEMBERSHIP.** Membership in the Association shall be limited to Owners, and all Owners shall be Members. Each Owner, upon acquisition of title to a Lot, shall automatically become a member of the Association. Membership shall terminate upon the sale or other disposition of the Lot.

SECTION 2: VOTING RIGHTS. If a Lot is owned by two or more persons, the voting rights of the Lot Owners shall be exercised in accordance with the provisions contained in the Declaration.

SECTION 3: PROXIES. An Owner may vote in person or by proxy at any meeting of the Association. All proxies shall be in writing and filed with the Secretary prior to the meeting. Every proxy shall be revocable and shall automatically cease upon conveyance by an Owner of his, her or its Lot.

SECTION 4: QUORUM. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, fifty (50%) percent of the votes of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represent at any meeting, the Members entitled to vote thereat shall have the power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

SECTION 5: VOTING POWER. Except as otherwise provided in the Articles of Incorporation, the Declaration or these By-Laws (hereinafter called the "Organizational Documents"), the consent of the Members holding at least a majority of the votes of the Members of the Association voting on any matter that may be determined by the Members at a duly called and noticed meeting, with each Member having one (1) vote for each net acre contained within each Lot owned as more specifically described in Article III of the Declaration shall be sufficient to determine that matter. Robert's Rules of Order shall apply to the conduct of all meetings of Members except as otherwise specifically provided in the Organizational Documents or by law.

SECTION 6: ANNUAL MEETINGS. Regular annual meetings of the Members shall be held in the first calendar quarter of each year hereafter on a date and at an hour established by the Board.

SECTION 7: SPECIAL MEETINGS. Special meetings of the Members may be called at any time by the President, by the Board, or upon written request of sufficient Members entitled to exercise twenty-five (25%) percent of the voting power of membership.

SECTION 8: NOTICE OF MEETINGS. Written notice of each meeting of Members shall be given to each Owner at least five (5) days before such meeting. Notice shall be mailed or delivered to an Owner's Lot or a different address designated by the Owner for that purpose. The notice shall specify the place and time of the meeting and in the case of a special meeting, the purpose of the meeting.

SECTION 9: ORDER OF BUSINESS. The order of business at all meetings of Members of the Association shall be as follows:

- (1) Call to order;
- (2) Proof of notice of meeting or waiver of notice;
- (3) Reading of minutes of preceding meeting;

- (4) Reports of officers;
- (5) Reports of committees;
- (6) Election of Trustees;
- (7) Old Business;
- (8) New Business; and
- (9) Adjournment

SECTION 10: ACTION IN WRITING WITHOUT A MEETING. Any action that could be taken by Members at a meeting may be taken without a meeting in a writing or writings signed by the appropriate number of the Members as provided by the Organizational Documents or by law.

## **ARTICLE VI: BOARD OF TRUSTEES**

SECTION 1: NUMBER AND QUALIFICATION. The Board of Trustees shall consist of three (3) persons. The initial Trustees shall be those three persons named as the Trustees by the Declarant.

SECTION 2: ELECTION OF MANAGERS: VACANCIES. The Trustees shall be elected at each annual meeting of Members of the Association or at a special meeting called for the purpose of electing Trustees. Trustees need not be Owners. At a meeting of the Members of the Association at which Trustees are to be elected, only persons nominated as candidates shall be eligible for election as Trustees and the candidates receiving the greatest number of votes shall be elected, with Members having one (1) vote for each net acre contained within each Lot owned as more specifically described in Article III of the Declaration. Election to the Board shall be by secret written ballot. In the event of the occurrence of any vacancy or vacancies in the Board, however caused, the remaining Trustees shall, within two (2) weeks of the date that the vacancy becomes effective, call a special meeting of the Members for the purpose of electing a Trustee or Trustees to fill said vacancy.

SECTION 3: TERM OF OFFICE: RESIGNATIONS. Each Trustee shall hold office until the next annual meeting of the Members of the Association and until his successor is elected, or until his earlier resignation, removal from office or death. Any Trustee may resign at any time by delivering his written resignation to the Secretary of the Association. Members of the Board shall serve without compensation.

SECTION 4: ORGANIZATIONAL MEETING. Immediately after each annual meeting of Members of the Association, the Trustees shall hold an organizational meeting for the purpose of electing officers and transacting any other business. Notice of such meeting need not be given.

SECTION 5: REGULAR MEETING. Regular meetings of the Trustees may be held at such times and places as shall be determined by a majority of the Trustees, but at least three (3) such meetings shall be held during each fiscal year.

SECTION 6: SPECIAL MEETINGS. Special meetings of the Trustees may be held at any time upon call by any one (1) Trustee. Notice of the time and place of each meeting shall be

given to each Trustee by personal delivery, fax or telephone at least two (2) days before the meeting. Attendance of any Trustees at any meeting without protesting the lack of proper notice shall be deemed to be a waiver of notice of such meeting. Unless otherwise indicated in the notice, any business may be transacted at any organizational, regular or special meeting.

SECTION 7: QUORUM: ADJOURNMENT. A majority of the Trustees then in office shall constitute a quorum. At any meeting at which a quorum is present all questions and business shall be determined by a majority vote of those present, except as may be otherwise expressly provided in the Declaration or in these By-Laws.

SECTION 8: ACTION IN WRITING WITHOUT MEETING. Any action that could be taken by the Trustees at a meeting may be taken without a meeting in writing or writings signed by all of the Trustees.

SECTION 9: REMOVAL OF TRUSTEES. At any meeting of Members of the Association any one or more of the Trustees selected by the Members may be removed with or without cause by the affirmative vote of Members holding at least seventy-five (75%) percent of the votes, with Members having one (1) vote for each net acre contained within each Lot owned as more specifically described in Article III of the Declaration. A successor shall then and there be elected to fill the vacancy created.

## **ARTICLE VII: OFFICERS**

SECTION 1: ELECTION AND DESIGNATION OF OFFICERS. The Trustees shall elect a President, a Secretary and a Treasurer. The Trustees may also appoint such other officers as in their judgment may be necessary.

SECTION 2: TERM OF OFFICE: VACANCIES. The officers of the Association shall hold office until the next organizational meeting of the Trustees and until their successors are elected. The Trustees may remove any office at any time with or without cause by a majority vote of the Trustees then in office. Any vacancy may be filled by the Trustees.

SECTION 3: PRESIDENT. The President shall be the chief executive officer of the Association. He shall preside at all meetings of Members of the Association and at all meetings of the Trustees. The President shall have a general executive supervision of the business and affairs of the Association. He may execute all authorized deeds, contracts, and other obligations of the Association and shall have such other authority and shall perform such other duties as may be determined by the Trustees or otherwise provided for in the Declaration or in these By-Laws.

SECTION 4: SECRETARY. The Secretary shall keep the minutes of the meetings of the Members of the Association and of the Trustees, keep such books as may be required by the Trustees, and give notices of meetings of members and of Trustees.

SECTION 5: TREASURER. The Treasurer shall receive all money, bills, notes and similar property belonging to the Association. He shall keep accurate financial accounts and hold the same open for inspection and examination by the Trustees and the Members of the Association.

The Treasurer shall have such authority and shall perform such other duties as may be determined by the Trustees.

### **ARTICLE VIII: POWERS AND DUTIES OF THE ASSOCIATION**

**SECTION 1: POWERS.** The Trustees shall exercise all powers and authority not specifically and exclusively reserved to the Members. The Board, subject to such limitations provided for in the Declaration or By-Laws, shall have the right, power and authority to:

- (a) take all actions deemed necessary or desirable to comply with all requirements of law and the Organizational Documents;
- (b) obtain insurance coverage;
- (c) enforce the covenants, conditions and restrictions set forth in the Declaration;
- (d) repair, maintain and improve the Common Areas, and to borrow money to accomplish the same, on such terms and subject to such conditions as it deems necessary, including, but not limited to mortgaging all or any part of the Common Areas as collateral for any loan;
- (e) establish, enforce, levy and collect assessments as provided in the Declaration;
- (f) adopt and enforce rules and regulations governing the use of the Common Areas and the personal conduct of Owners and their tenants and guests and establish penalties for the infraction thereof;
- (g) suspend the voting rights of an Owner during any period in which the Owner is in default in the payment of any assessment or fails to observe the requirements of Article VII of the Declaration;
- (h) hire and discharge managing agents and other employees, agents and independent contractors;
- (i) make contracts and incur liabilities;
- (j) grant easements, mortgages, liens, licenses and concessions on, over or through the Common Area;
- (k) exercise all other powers that may be exercised by nonprofit corporations; and



- (l) exercise any other powers necessary and proper for the governance and operation of the Association.

**SECTION 2: DUTIES.** It shall be the duty of the Board to:

- (a) keep complete records and account for its acts to the Members at each annual meeting or at any special meeting when an account is requested in writing by Members;
- (b) supervise all officers, agents and employees of the Association and see that their duties are properly performed;
- (c) as more fully provided in the Declaration:
  1. fix the amount of assessments against each Lot;
  2. give written notice of each assessment to every Owner; and
  3. foreclose the lien against any property for which assessments are not paid or bring an action at law against the Owner(s) personally obligated to pay the same, or both;
- (d) issue or cause to be issued a certificate setting forth whether or not any assessment has been paid;
- (e) procure and maintain insurance on the Property and the Association as the Trustees deem advisable;
- (f) maintain the Common Areas;
- (g) enforce the restrictions created by the Declaration; and
- (h) take all other actions required to comply with law and the Organizational Documents.

**ARTICLE IX: GENERAL PROVISIONS**

**SECTION 1: BOOKS AND RECORDS OF ASSOCIATION.** The Association shall keep correct and complete books and records of its receipts and expenditures, minutes of the proceedings of the Members and Board of Trustees, and records of the names and addresses of the Members. The books and records shall be open for inspection by a Member or his representative at any reasonable time during normal business hours. Upon ten (10) days' notice any Member shall be furnished a statement of his account setting forth the amount of any unpaid assessments or other charges due and owing.

SECTION 2: ANNUAL AUDIT. The books of the Association shall be audited annually by the Board of Trustees prior to the annual meeting.

SECTION 3: DELEGATION OF DUTIES. The Association may hire managers and provide reasonable compensation for their services as a common expense.

SECTION 4: SEVERABILITY. The invalidity of any provision of these By-Laws shall not impair or affect in any manner the validity, enforceability or effect of any other provision.

SECTION 5: CAPTIONS. The captions of the various provisions of these By-Laws are not a part of the By-Laws but are for convenience of reference only.

### **ARTICLE X: INDEMNIFICATION OF TRUSTEES AND OFFICERS**

The Association shall indemnify every person who is or has been a member of the Board of Trustees or officer of the Association and those persons' respective heirs, legal representatives, successors and assigns, against expenses including attorney fees, judgments, decrees, fines, penalties, and amounts paid in settlement actually and reasonably incurred in connection with any threatened, pending, or completed action, suit or proceeding, whether civil, criminal, administrative or investigative, and whether in an action or proceeding by or in the right of the Association, or otherwise, in which the person was or is a party or is threatened to be made a party because the person was a member of the Board of Trustees or an officer of the Association, provided that the person: (a) acted in good faith and in a manner that the person believed to be in or not opposed to the Association's best interest; and (b) in any matter the subject of a criminal action or proceeding had no reasonable cause to believe that the questioned conduct was unlawful; provided, however, that if an action or suit by or in the right of the Association, to procure a judgment in its favor against the person because of the person's serving in this capacity, is threatened, pending or completed, no indemnification shall be made in respect of any claim, issue or matter as to which the person shall have been adjudged to be liable for negligence or misconduct in the performance of a duty to the Association unless and only to the extent that the Court of Common Pleas or the court in which this action or suit was brought shall determine upon application that in view of all the circumstances of the case the person is fairly and reasonably entitled to indemnity for such expenses as the court shall deem proper.

Unless ordered by a court, the determination of indemnification, pursuant to the foregoing criteria, shall be made: (a) by a majority vote of a quorum of the Association's Board of Trustees who were not and are not parties to or threatened with any such action, suit or proceeding; or (b) if such a quorum is not obtainable, or if a majority of a quorum of disinterested Trustees so direct, in a written opinion by independent legal counsel other than an attorney, or a firm having associated with it an attorney, who has been retained by or who has performed services for the Association or any person to be indemnified within the past five (5) years; or (c) by the Members; or (d) by the Court of Common Pleas or the court in which such action, suit or proceeding was brought.

Such an indemnification is not exclusive of any other rights to which the person may be entitled under law, any agreement or any insurance purchased by the Association, or by vote of the Members, or otherwise.

## **ARTICLE XI: CONTRACTS, LOANS, CHECKS AND DEPOSITS**

**SECTION 1: CONTRACTS.** The Board of Trustees may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Association, and such authority may be general or confined to specific instances.

**SECTION 2: LOANS.** No loans shall be contracted on behalf of the Association and no evidence of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Trustees. Such authority may be general or confined to specific instances.

**SECTION 3: CHECKS, DRAFTS, ETC.** All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the Association, shall be signed by such officer or officers, agent or agents of the Association and in such manner as shall from time to time be determined by resolution of the Board of Trustees.

**SECTION 4: DEPOSITS.** All funds of the Association not otherwise employed shall be deposited from time to time to the credit of the Association in approved banks, trust companies or other depositories. The Board of Trustees is authorized to select such depositories as it shall deem proper for the funds of the Association. The Board of Trustees shall determine who shall be authorized on the Association's behalf to sign bills, notes, receipts, acceptances, endorsements, checks, releases, contracts and other documents.

## **ARTICLE XII: CONSISTENCY WITH DECLARATION**

If any provision of these By-Laws shall be inconsistent with the Association's Declaration, (now and as it may be amended from time to time), the Declaration (as so amended at the time) shall govern.

## **ARTICLE XIII: SECTION HEADINGS**

The headings contained in these By-Laws are for reference purposes only and shall not be construed to be part of and/or shall not affect in any way the meaning or interpretation of these By-Laws.

## **ARTICLE XIV: AMENDMENTS**

Any amendment of these By-Laws shall be made only by means of an amendment to the Declaration in the manner and subject to the approval, terms and conditions set forth therein, and shall be effective from the time a certificate setting forth such amendment is delivered for recording to the Recorder of Butler County, Ohio.



GENERAL WARRANTY DEED \*

NOV 15 1986  
NOV 15 1986

2488

ROBERT DEWEY HOLLISTER, unmarried (1), of Hamilton County, Ohio

for valuable consideration paid, grant(s), with general warranty covenants, to FIRST CHURCH OF GOD of Hamilton, Ohio, an Ohio not-for-profit corporation, whose tax-mailing address is Pleasant and Woodlawn Avenue, Hamilton, Ohio 45015

the following REAL PROPERTY: Situated in the County of Butler in the State

of Ohio and in the Township of Fairfield; See Schedule "A" attached hereto To have and to hold, so long as the local Church of God is a part thereof of God of Hamilton, Ohio, an Ohio Corporation not for profit, (Grantee herein) at Pleasant and Woodlawn Avenues, Hamilton, Ohio 45015, maintains fellowship and doctrinal unity with the General Assembly of the Church of God which meets annually in Anderson, Indiana and the property remains in use by said Church. If this property falls into disuse, or if in the opinion of said General Assembly the local church at Hamilton, Ohio (Grantee herein) is no longer in fellowship and doctrinal unity with the Church of God, as represented by the General Assembly, this property shall go to, vest in, and become the property in fee simple of the Board of Church Extension and Home Missions of the Church of God, Inc., Anderson, Indiana.

APPROVED BY

BUTLER COUNTY PLANNING COMMISSION

FOR THE PURPOSES OF THE ZONING

ACT, DOES NOT CONSTITUTE A

REQUIREMENT FOR A ZONING

NO PLAT REQUIRED

*Anthony J. ...*

RECEIVED FOR RECORD  
JOYCE B. THALL, RECORDER  
BUTLER COUNTY, OHIO

1986 FEB -4 AM 9:11

NO. TRANSFER  
RECORD DEED  
1000

This Conveyance has been examined and the Grantor has complied with Section 519.202 of the Revised Code. Conveyance # 491  
FEB 03 1986  
EXEMPT  
J. A. TILTON, Butler County Auditor

For Instrument Reference: Vol. 1515 Page 126 of the Deed Records of Butler

County, Ohio.

RECORDED

Witness his hand(s) this 31 day of January, 1986.

Signed and acknowledged in the presence of:

*Kay Meeker*

WITNESS

*John H. Clemmons*

WITNESS

*Robert Dewey Hollister*

ROBERT DEWEY HOLLISTER (1)

State of Ohio

County of Hamilton

ss.

BE IT REMEMBERED, That on this 31st day of January, 1986, before me, the subscriber, a Notary Public in and for said county, personally came,

Robert Dewey Hollister the Grantor(s) in the foregoing Deed, and acknowledged the signing thereof to be his voluntary act and deed.

IN TESTIMONY THEREOF, I have hereunto subscribed my name and affixed my seal on this day

and year aforesaid.

*J. Neal Gardner*

This instrument was prepared by J. Neal Gardner, Esq.

J. NEAL GARDNER, Attorney at Law  
Notary Public, State of Ohio  
My Commission Expires on September 22, 1993  
Section 147.02 O.R.C.

- 1. Name of Grantor(s) and marital status.
- 2. Description of land or interest therein, and encumbrances, reservations, exceptions, taxes and assessments, if any.
- 3. Delete whichever does not apply.
- 4. Execution in accordance with Chapter 5301 of the Revised Code of Ohio.

Auditor's and Recorder's Stamps

TRANSFERRED 26

FEB 3 1986

BUTLER CO.  
I. A. TILTON, AUDITOR

\* See Sections 5302.05 and 5302.04 Ohio Revised Code.

**GENERAL WARRANTY DEED**

**FROM**

Robert Dewey Hollister

**TO**

the First Church of God of Hamilton, Ohio

COMMUNITY DEVELOPMENT

Small, illegible text at the bottom left corner, possibly a stamp or footer.

BOOK 1547 PAGE 504

Schedule A

Situated in Section 20, Town 2, Range 3, MRS, Fairfield Township, Butler County, Ohio and being more particularly described as follows:

Commencing at the southeast corner of said Section 20, which point is the intersection of the centerlines of Princeton Road (State Route 129) and Morris Road.

Thence with the centerline of said Princeton Road (State Route 129) and the south line of Section 20, N.84°49'10"W., 3,154.52 feet to the real place of beginning for this description;

Thence from said real place of beginning, continuing with the centerline of said Princeton Road and the south line of Section 20, N.84°49'10"W., 374.30 feet to a point;

Thence N.5°22'08"E., 2,082.83 feet to a point;

Thence S.84°48'45"E., 696.76 feet to a point in the westerly right-of-way line of By Pass 4;

Thence with the westerly right-of-way line of said By Pass 4, the following three courses and distances:

1) S.13°40'36"W., 226.29 feet to a point;

2) S.7°44'44"W., 610.11 feet to a point;

3) S.7°10'57"W., 1,172.39 feet to the north right-of-way line of said Princeton Road (State Route 129);

Thence with the north right-of-way line of said Princeton Road (State Route 129), N.88°31'54"W., 228.09 feet to a point;

Thence S.5°10'50"W., 62.98 feet to the place of beginning.

Containing 30.000 acres.

Subject to easements of record.

Also subject to an easement for ingress, egress and utility purposes over and upon the westerly fifty (50) feet of the above described tract.

Prepared by Leo A. Brausch, Registered Surveyor No. 4046 in Ohio, from a survey made December 3, 1985.

*A plat of Survey is filed in Volume 16, Page 152  
Butler County Land Surveys.*

MAR 12 1980

RESOLUTION AUTHORIZING CONDITIONAL DEEDING

(See Booklet, How To Safeguard the Title to Local Church Property.)

WHEREAS, the Church of God, with general offices in Anderson, Indiana, does not provide through one general organization of the church, nor in conferences, for the holding of title to all local church property, but each congregation is autonomous so far as its business and the holding of church property is concerned; and

WHEREAS, It has been found that in the holding of local church property solely in the name of trustees, or in the name of the business corporation of the local church, there is always the danger of the loss of such property by the Church of God; and

WHEREAS, There have been in recent years numerous examples of such loss or difficulty; and

WHEREAS, The General Assembly of the Church of God recommends a plan of conditional deedding, whereby local church property may be safeguarded to the original purpose for which it was obtained; namely, use by and for the Church of God, with general offices in Anderson, Indiana: Therefore, be it

RESOLVED, That we, the members of FIRST CHURCH OF GOD (name of local church) of Hamilton, Ohio, do hereby approve the plan of con- (town) (state) ditional deedding recommended by the General Assembly which meets annually in Anderson, Indiana; and be it further

RESOLVED, That our pastor, Leonard W. Snyder (name) the officers of the business organization of this congregation, and/or the Board of Trustees of our congregation be and is hereby authorized to put into effect the safeguarding of our church property located at Bypass State Route 4 and State Route 129, Fairfield Twp., Butler County, Ohio (street address) legally described as: (give legal description as it appears in the deed(s) to the property)

SEE THE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN BY REFERENCE

and be it further

RESOLVED, That authorization be, and is hereby, given the officers of the business organization of this congregation and/or the Board of Trustees, and our pastor to order or execute such documents as are necessary to include in the deed(s) to the property described above the following safeguarding clause:

"To have and to hold, so long as the local Church of God known as FIRST CHURCH

OF GOD at Pleasant and Woodlawn Avenues (name of congregation) (street address) Hamilton Ohio 45015 (town) (state) (zip code)

maintains fellowship and doctrinal unity with the General Assembly of the Church of God which meets annually in Anderson, Indiana and the property remains in use by said Church. If this property falls into disuse, or if in the opinion of said General Assembly the local church at Hamilton, Ohio (town) (state)

is no longer in fellowship and doctrinal unity with the Church of God, as represented by the General Assembly, this property shall go to, vest in, and become the property in fee simple of the Board of Church Extension and Home Missions of the Church of God, Inc. Anderson, Indiana";

RESOLUTION AUTHORIZING CONDITIONAL DEEDING  
Page 2

and be it further

RESOLVED, That a copy of this resolution, certified by the secretary and pastor of the congregation, be sent to the Board of Church Extension and Home Missions of the Church of God, Inc., Anderson, Indiana

\*\*\*\*\*

This is to certify that the above is a true and correct copy of a resolution passed at a duly called business meeting of FIRST CHURCH OF GOD

(name of local church)

Hamilton, Ohio, held on 2-1-86

(town)

(state)

(date)

at Pleasant & Woodlawn, Hamilton, OH, a quorum being present; and there having

(place)

been announcements of said business meeting posted, and made in one (1)

(number)

regular meetings of the congregation, as required in the bylaws of this congregation, prior to the time of meeting, and that there were a quorum of

(number)

voting members

present with all voting in favor of the resolution and none

(number)

(number)

voting against it.

Date February 1, 1986

(Signed) Leonard W. Bay Jr.  
Pastor

(Signed) Chi Schloeman  
Secretary

\*\*\*\*\*

For more complete information on the use of this safeguarding clause, see the booklet, entitled HOW TO SAFEGUARD THE TITLE TO LOCAL CHURCH PROPERTY. If you do not have a copy of this booklet, you may write to:

BOARD OF CHURCH EXTENSION AND HOME MISSIONS OF THE CHURCH OF GOD, Inc.  
P. O. Box 2069  
Anderson, Indiana 46018

ORIGINAL: Keep for the Church's records  
COPY: Return to Board of Church Extension



## EXHIBIT "A"

Situated in Section 20, Town 2, Range 3, MRS, Fairfield Township, Butler County, Ohio and being more particularly described as follows:

Commencing at the southeast corner of said Section 20, which point is the intersection of the centerlines of Princeton Road (State Route 129) and Morris Road.

Thence with the centerline of said Princeton Road (State Route 129) and the south line of Section 20, N.84°49'10"E., 3,154.52 feet to the real place of beginning for this description;

Thence from said real place of beginning, continuing with the centerline of said Princeton Road and the south line of Section 20, N.84°49'10"W., 374.30 feet to a point;

Thence N.5°22'08"E., 2,082.83 feet to a point;

Thence S.84°48'45"E., 696.76 feet to a point in the westerly right-of-way line of By Pass 4;

Thence with the westerly right-of-way line of said By Pass 4, the following three courses and distances:

1) S.13°40'36"W., 226.29 feet to a point;

2) S.7°44'44"W., 610.11 feet to a point;

3) S.7°10'57"W., 1,172.39 feet to the north right-of-way line of said Princeton Road (State Route 129);

Thence with the north right-of-way line of said Princeton Road (State Route 129), N.68°31'54"W., 228.09 feet to a point;

Thence S.5°10'50"W., 62.98 feet to the place of beginning.

Containing 30.000 acres.

Subject to easements of record.

Also subject to an easement for ingress, egress and utility purposes over and upon the westerly fifty (50) feet of the above described tract.

Prepared by Leo A. Brausch, Registered Surveyor No. 4046 in Ohio, from a survey made December 3, 1985.

TRANSFERRED

DATE 12-28-98 DL

CONVEYANCE # 00-

FEE \$ 0-

EXEMPT 5238

Kay Rogers, Butler Co. Auditor

This conveyance has been examined and the grantor has complied with section 319.202 of the revised code.

O.R. 6308 PAGE 2104

WARRANTY DEED

Harry Thomas Jr., Trustee, for valuable consideration paid, grants with general warranty covenants to First Church of God of Hamilton, Ohio, an Ohio not for profit corporation, whose tax mailing address is Pleasant & Woodlawn Avenues, Hamilton, Ohio 45015, the following REAL PROPERTY, to wit:

Situated in Sections 26 and 20, Town 2, Range 3, Fairfield Township, Butler County, Ohio and being a 27.499 acre tract of land in part of Lots #679 and #471 as known and designated on the list of lots in said Fairfield Township/Indian Springs and being further described as follows:

Beginning at an existing spike at the southeast corner of aforementioned Section 26, said point being in the centerline of Princeton Road; thence along the south line of said section and along said centerline North 89° 39' 49" West, 361.28 feet; thence leaving said section line and said centerline North 00° 20' 11" East, passing an existing 1/2" iron pin in the future northerly right-of-way line of aforementioned Princeton Road at 50.00 feet, 489.69 feet to an existing 1/2" iron pin; thence North 89° 37' 50" West, 498.71 feet to a point in the easterly right-of-way line of Walden Ponds Circle, said point witnessed by an existing pk nail in the center of said Walden Ponds Circle at North 89° 37' 50" West, 30.00 feet; thence along said easterly right-of-way line North 00° 22' 10" East, 137.79 feet; thence along a 15.00 foot radius curve to the right an arc length of 23.56 feet, a chord bearing of North 45° 22' 10" East, a chord distance of 21.21 feet; thence North 00° 22' 10" East, 60.00 feet to a point witnessed by a set pk nail in the centerline of aforementioned Walden Ponds Circle at North 89° 37' 50" West, 45.00 feet; thence leaving said right-of-way line South 89° 37' 50" East, 642.20 feet to a set 1/2" iron pin; thence South 88° 59' 00" East, 200.02 feet to a set 1/2" iron pin in the westerly line of aforementioned Section 20; thence North 89° 42' 41" East, 1197.65 feet to a set 1/2" iron pin; thence South 00° 17' 19" East, 700.00 feet to a set pk nail in the south line of aforementioned Section 20, said point being in the centerline of aforementioned Princeton Road; thence along the south line of said section and along said centerline South 89° 42' 41" West, 1202.64 feet to the point of beginning, containing 8.213 acres of land in Section 26 and containing 19.286 acres of land in Section 20 for a total of 1,197,851.78 square feet or 27.499 acres of land and being subject to all easements and right-of-ways of record.

The property is conveyed subject to a permanent, non-exclusive ingress and egress and utility easement for the benefit of a tract of land of 14.50 acres in part Lot 679 of Fairfield Township being conveyed by Grantor to Board of Trustees, Fairfield Township, Butler County, Ohio, and being a sixty (60.00) foot access and utility Easement taken sixty (60.00) feet adjacent to and to the south of the following described line:

Beginning at an existing spike at the southeast corner of aforementioned Section 26, said point being in the centerline of Princeton Road, thence North 89° 39' 49" West, 361.28 feet, thence leaving said section line and said centerline North 00° 20' 11" East, passing an existing 1/2" iron pin in the future northerly right-of-way line of aforementioned Princeton Road at 50.00 feet, 489.69 feet to an existing 1/2" iron pin, thence North 89° 37' 50" West, 498.71 feet to a point in the easterly right-of-way line of Walden Ponds Circle, said point witnessed by an existing pk nail in the center of said Walden Ponds Circle at North 89° 37' 50" West, 30.00 feet, thence along said easterly right-of-way line North 00° 22' 10" East, 137.79 feet, thence along a 15.00 foot radius curve to the right an arc length of 23.56 feet, a chord

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Butler County, Ohio  
Recorder's Office  
14.00  
Book DR Vol. 6308 Pg. 2104 - 2105

OR. 6308 PAGE 2105

bearing of North 45° 22' 10" East, a chord distance of 21.21 feet, thence North 00° 22' 10" East, 60.00 feet to a point witnessed by a set pk nail in the centerline of aforementioned Waldon Ponds Circle at North 89° 37' 50" West, 45.00 feet, said point being the true point of beginning; thence from the point of beginning thus found, leaving said right-of-way line South 89° 37' 50" East, 200.00 feet.

This reservation of easement shall not limit the right of Grantee, its successors and assigns, from using the easement for its own purposes so long as such use does not interfere with the use of the easement by the Board of Trustees, Fairfield Township, Butler County, Ohio, its successors and assigns.

The above description was prepared from a survey dated August 19, 1998 made by Todd K. Turner, Registered Surveyor #7684 in the State of Ohio.

The plat of which is recorded in Volume 35, Page 180 of the Butler County Engineer's Records of Land Surveys.

To have and to hold, so long as the local Church of God known as First Church of God of Hamilton, Ohio, an Ohio corporation not for profit (Grantee herein), at Pleasant and Woodlawn Avenues, Hamilton, Ohio 45015, maintains fellowship and doctrinal unity with the General Assembly of the Church of God which meets annually in Anderson, Indiana and the property remains in use by said Church. If this property falls into disuse, or if in the opinion of said General Assembly the local church at Hamilton, Ohio (Grantee herein) is no longer in fellowship and doctrinal unity with the Church of God, as represented by the General Assembly, this property shall go to, vest in, and become the property in fee simple of the Board of Church Extension and Home Missions of the Church of God, Inc., Anderson, Indiana.

Prior Instrument Reference: Book 6042, Page 329 of the Butler County, Ohio Official Records.

IN WITNESS WHEREOF, Harry Thomas, Jr., Trustee, has hereunto set his hand this 23rd day of December, 1998.

Signed and acknowledged in the presence of us:

*John H. Clemmons*  
[Print Name: JOHN H. CLEMMONS]  
*John H. Clemmons*  
[Print Name: JOHN H. CLEMMONS]

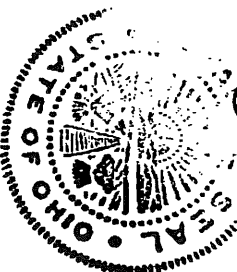
*Harry Thomas, Jr.*  
Harry Thomas, Jr., Trustee

STATE OF OHIO, COUNTY OF BUTLER, SS:

The foregoing instrument was acknowledged before me this 23rd day of December, 1998 by Harry Thomas, Jr., Trustee.

*John H. Clemmons*  
Notary Public, State of Ohio

JOHN H. CLEMMONS, Attorney-at-Law  
NOTARY PUBLIC, STATE OF OHIO  
My Commission has no Expiration Date  
O.R.C. Section 147.03



This instrument was prepared by:  
Lee H. Parrish, Attorney at Law

APPROVED BY  
BUTLER COUNTY PLANNING COMMISSION  
FOR THE PURPOSES OF CONVEYANCE OR  
CERTIFICATE OR BUILDING PERMIT  
NO FEE REQUIRED  
12/23/98



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West Chester, OH 45069  
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fax ▶ 513.779.7852  
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**Legal Description  
Rezone  
3.333 Acres**

Situated in Section 20, Town 2, Range 3, BTM, Fairfield Township, Butler County, Ohio and being part of a 27.499 acre (deed) tract of land conveyed to First Church of God of Hamilton Ohio in O.R. 6308 Pg. 2104, the boundary of which being more particularly as follows:

Beginning at the southeast corner of Lot 9197 of the Bridgewater Church Subdivision as recorded in O.R. 9639 Pg. 845;

Thence N00°17'19"W a distance of 700.00 feet;

Thence N89°42'41"E a distance of 207.43 feet;

Thence S00°17'19"E a distance of 700.00 feet;

Thence S89°42'41"W a distance of 207.43 feet to the Point of Beginning;

Containing 3.333 acres of land, more or less.

Bearings are based on Bridgewater Church Subdivision as recorded in OR 9639 Page 845

The above description is for zoning purposes only.

3-15-2022

Randy C. Wolfe  
Ohio Professional Surveyor No. 8033

Date





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West Chester, OH 45069  
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**Legal Description**  
**Rezone**  
10.752 Acres

Situated in Section 20 and 26, Town 2, Range 3, BTM, Fairfield Township, Butler County, Ohio and being part of a 27.499 acre (deed) tract of land conveyed to First Church of God of Hamilton Ohio in O.R. 6308 Pg. 2104, the boundary of which being more particularly as follows:

Beginning at the southwest corner of Section 20;

Thence N89°39'49"W a distance of 361.28 feet;

Thence N00°20'11"E a distance of 702.48 feet;

Thence S89°37'50"E a distance of 158.63 feet;

Thence S88°59'00"E a distance of 200.02 feet;

Thence N89°42'41"E a distance of 305.71 feet;

Thence S00°17'19"E a distance of 700.00 feet;

Thence S89°42'41"W a distance of 310.70 feet to the Point of Beginning;

Containing 10.752 acres of land, more or less.

Bearings are based on the south line of the survey recorded in Vol. 35 Pg. 180 being S89°42'41"W.

The above description is based on record information and is for zoning purposes only.

  
Randy C. Wolfe  
Ohio Professional Surveyor No. 8033

  
Date

