



BUTLER COUNTY PLANNING COMMISSION

Resolution #19.23

WHEREAS, SWE LLC, 9754 Old Warson Road, St. Louis, MO, has submitted to Fairfield Township an application for a zoning map amendment from A-1 to B-1 for 1.00 acres located in Section 26, Town 2, Range 3, Fairfield Township; and

WHEREAS, Fairfield Township has referred said application (FTZ 19-02) to the Butler County Planning Commission for their review; and

WHEREAS, the Planning Commission has reviewed said application at a public meeting and finds that the requested amendment is not consistent with the Fairfield Township Land Use Plan or the Comprehensive Plan for Butler County, and further, the access limitations of the site will negatively impact the viability of the proposed commercial use;

THEREFORE, BE IT RESOLVED that the Butler County Planning Commission recommends to Fairfield Township denial of the proposed zoning map amendment for *SWE LLC* (parcel A0300-026.000-088), with the attached comments.

Hamilton, Ohio
April 9, 2019

Bruce Jones, Chairperson

Peter Z. Acuff, Secretary

Butler County Planning Commission Comments for
FTZ 19-02 SWE LLC, A-1 to B-1

1. While this area is largely a commercial corridor, the Fairfield Township Land Use Plan calls for the subject site to remain in public/semi-public use. With this being the second request for commercial development in the immediate area this year, we recommend that the Township consider whether the future land use designation for this area is still appropriate.
2. BCEO will not permit any new driveway access onto Princeton Road or Walden Ponds Circle from the proposed one-acre site. The applicant needs to coordinate cross-access easement with church to use existing driveway. A shared maintenance agreement should be submitted to County & Township for review prior to issuance of any permit.
3. Note that commercial access across the church property could affect the tax-exempt status of the church.
4. How does the site intend to manage storm water runoff? The existing storm water facility was not designed for additional impervious area.
5. We strongly recommend, to township & applicant, that applicant works with adjoining property owner to coordinate site development along Princeton Road. We feel there is opportunity for both owners to master plan these properties and coordinate shared services (access & drainage).
6. Though the site may be under minimum area requirements, be aware that should work occur off-site, applicant may then need to comply with Ohio Environmental Protection Agency (OEPA) National Pollutant Discharge Elimination System (NPDES) Permit for Storm Water Discharges Associated with Construction Activity.
7. Water and sewer local fees may apply for new 1-acre lot. A sanitary sewer service easement will be required on the 4-acre parcel in favor of the 1-acre parcel.
8. High water tables are apparent in this area. If basements are constructed, it is the responsibility of the builder to take special precautions to ensure the basements stay dry.
9. There are some soil limitations on the site pertaining to shrink-swell and depth to saturated zone.