

**FAIRFIELD TOWNSHIP  
RESOLUTION NO. 21-113**

**RESOLUTION TO APPROVE, AS RECOMMENDED BY THE FAIRFIELD TOWNSHIP ZONING COMMISSION, THE REQUESTED ZONE CHANGE BY NVR, INC., ON BEHALF OF OWNERS, DPR PROPERTIES, INC., & QS& L MENTOR AS SET FORTH IN ZONING CASE NO. FTZC21-3C.**

**WHEREAS:** NVR, Inc., on behalf of the owners, DPR Properties, Inc., & QS& L Mentor LLC on May 17, 2021, filed an application for a rezone of property from B-2 General Business District to R-PUD Residential Planned Unit Development; and

**WHEREAS:** The Butler County Planning Commission met and heard this case, FTZC21-3C, on June 8, 2021 and voted to recommend approval of the requested zone change from B-2 to R-PUD with comments; and

**WHEREAS:** The Fairfield Township Zoning Commission met and heard this case, FTZC21-3C, on June 16, 2021 and voted to recommend approval of the requested zone change from B-2 to R-PUD with conditions; and

**WHEREAS:** On July 14, 2021, the Fairfield Township Board of Trustees held a Public Hearing to consider the change requested by NVR, Inc., Case No. FTZC21-3C; and

**NOW, THEREFORE, BE IT RESOLVED,** by the Trustees of Fairfield Township, Butler County, Ohio, as follows;

**SECTION 1:** The Board of Trustees, does hereby approve as recommended by the Fairfield Township Zoning Commission, the zone change from B-2 to R-PUD as requested by NVR, Inc., No. FTZC21-3C, for the subject property, incorporating the Staff recommendations in Exhibit "A" as conditions.

**SECTION 2:** The Trustees of Fairfield Township do hereby dispense with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and do authorize the adoption of this resolution upon its first reading.

**SECTION 3:** This resolution is the subject of the general authority granted to the Board of Trustees through the Ohio Revised Code and not the specific authority granted to the Board of Trustees through the status as a Limited Home Rule Township.

**SECTION 4:** That it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in meetings open to the public, in compliance with all legal requirements including §121.22 of the Ohio Revised Code.

**SECTION 5:** This resolution shall take effect at the earliest period allowed by law.

**Adopted:** July 14, 2021

**Board of Trustees**

**Vote of Trustees**

Susan Berding: <u>Susan Berding</u>	<u>Yes</u>
Shannon Hartkemeyer: <u>Shannon Hartkemeyer</u>	<u>Yes</u>
Joe McAbee: <u>Joe McAbee</u>	<u>NO</u>

**AUTHENTICATION**

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 28<sup>th</sup> day of July, 2021.

**ATTEST:**

Shelly Schultz  
Shelly Schultz, Fairfield Township Fiscal Officer

**APPROVED AS TO FORM:**

L. E. Barbieri  
Lawrence E. Barbieri, Township Law Director