

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 25-124**

**RESOLUTION TO APPROVE THE FINAL PLANNED UNIT DEVELOPMENT PLAN FOR
TIMBER TRAILS SECTION 3, AS SET FORTH IN ZONING CASE FTZC25-1C FINAL PUD**

WHEREAS: MI Homes of Cincinnati LLC filed an application, on August 15, 2025, for final development plan approval that includes 6 lots located in the Timber Trails subdivision in a Residential Planned Unit Development (R-PUD) zoning district; and

WHEREAS: On July 28, 2021, the Fairfield Township Board of Trustees held a Public Hearing and passed a resolution that approved the zone change of the subject property to R-PUD, as requested by Homes of Cincinnati LLC, Case No. FTZC21-2C; and

WHEREAS: The Board of Trustees concludes that the detailed Final PUD Plan is in accordance with the requirements outlined in section 615 of the Fairfield Township Zoning Resolution, and

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

SECTION 1: The Board hereby approves the Final Development Plan for Section Three of Timber Trails as submitted by MI Homes of Cincinnati LLC.

SECTION 2: The Board hereby dispenses with the requirement that this resolution be read on two separate days, pursuant to RC 504.10, and authorizes 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: September 9, 2025

Board of Trustees

Michael Berding: _____

Shannon Hartkemeyer: _____

Joe McAbee: _____

Vote of Trustees

yes

yes

yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 9th day of Sept, 2025.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Katherine Barbieri
Katherine Barbieri, Township Law Director



**STAFF REPORT TO THE
FAIRFIELD TOWNSHIP BOARD OF TRUSTEES
MEETING DATE: SEPTEMBER 9, 2025**

CASE:	FTZC25-2C – Final PUD
APPLICANT:	MI Homes of Cincinnati
LOCATION:	Parcel ID # A0300-020-000-039, A0300-020-000-052, A0300-020-000-058
CURRENTLY ZONED:	Residential Planned Unit Development – R-PUD
REQUEST:	Final PUD Plan Approval: Timber Trials – Section Three

SITUATION OF PROPERTY

The subject property is located in the northeast portion of Fairfield Township. The property is located on the west side of Liberty Fairfield Road, north of Tonya Trail, south of Fairfield Falls Drive (Att. 1). The subject parcels are all currently zoned R-PUD. The Timber Trials R-PUD is comprised of 67.404 acres. Properties to the north are zoned R-PUD and A-1 and include the Fairfield Falls subdivision, property to the west are zoned R-PUD and A-1 and include the approved Timber Hill Subdivision and Butler County MetroParks property, property to the south are zoned B-PUD and B-2, property to the east is located in Liberty Township and are zoned R-PUD and includes the Reserves at Elk Pointe subdivision.(Att. 2).

DESCRIPTION OF REQUEST

The applicant is currently requesting approval of the Final PUD Plan for Timber Trials – Section Three.

FINDINGS OF FACT

The submitted plans are consistent with the approved Preliminary PUD Plan. The Final PUD Plan for Timber Trials – Section Three is comprised of 7.13 acres and includes 6 single family residential lots. The open space in Section Three includes the detention and wooded area to the north of this section of the subdivision.

Butler County Planning Commission

The Butler County Planning Commission held a public hearing on June 8, 2021, and recommended approval of the Timber Trials proposal and provided 18 comments.

Fairfield Township Zoning Commission

The Fairfield Township Zoning Commission held a public hearing on June 16, 2021, at the Fairfield Township Administration Building. The Zoning Commission made the recommendation, to the Fairfield Township Board of Trustees, to approve, with conditions, the request for a Zone Change from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development).

Fairfield Township Board of Trustees

The Fairfield Township Board of Trustees held a public hearing on July 28, 2021, at the Fairfield Township Administration Building. The Board of Trustees passed a resolution to approve, as recommended by the Fairfield Township Zoning Commission, the requested zone change by MI Homes.

RELEVANT SECTIONS OF THE FAIRFIELD TOWNSHIP ZONING RESOLUTION

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

- (a) Upon receipt of the detailed Final PUD Plan(s) for each section of the Planned Unit Development landholding, the Fairfield Township Board of Trustees shall study and review the detailed Final PUD Plan(s) and shall approve, modify or disapprove the plan(s) on the basis of:
 - (1) that all requirements have been satisfied, and (2) finding that the following specific conditions are fully met:
- (b) That the proposed detailed Final PUD Plan(s) for the individual section(s) of the overall R-PUD or B-PUD District are in conformance with the approved Preliminary PUD Plan,.
- (c) That any part of the Planned Unit Development not used for structures, parking and loading areas, or streets, shall be landscaped or otherwise improved; unless approved to be left in its natural state.
- (d) That any exception from the standard resolution requirements is warranted by the design and amenities, incorporated in the detailed Final PUD Plan(s), in accordance with the adopted policy of the Board of Fairfield Township Trustees.
- (e) That the internal streets and thoroughfares proposed are suitable and adequate to accommodate the anticipated traffic within and through the development.
- (f) That the Final PUD Plan(s) is consistent with the intent and purpose of this Resolution to promote public health, safety and general welfare of the residents of Fairfield Township, Butler County.

STAFF RECOMMENDATIONS

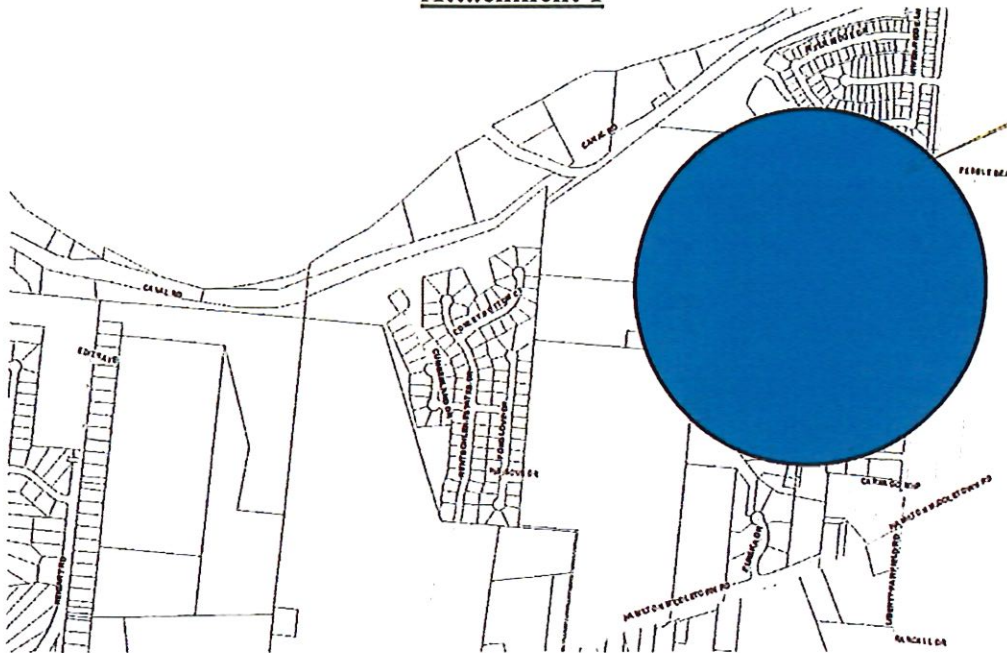
It is the opinion of the staff that all conditions that were placed on the PUD during the Zone Change and the Preliminary PUD process have been addressed in the plans provided or are planned to be addressed in future sections of the PUD development. Staff further believes that the Final PUD Plan is consistent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



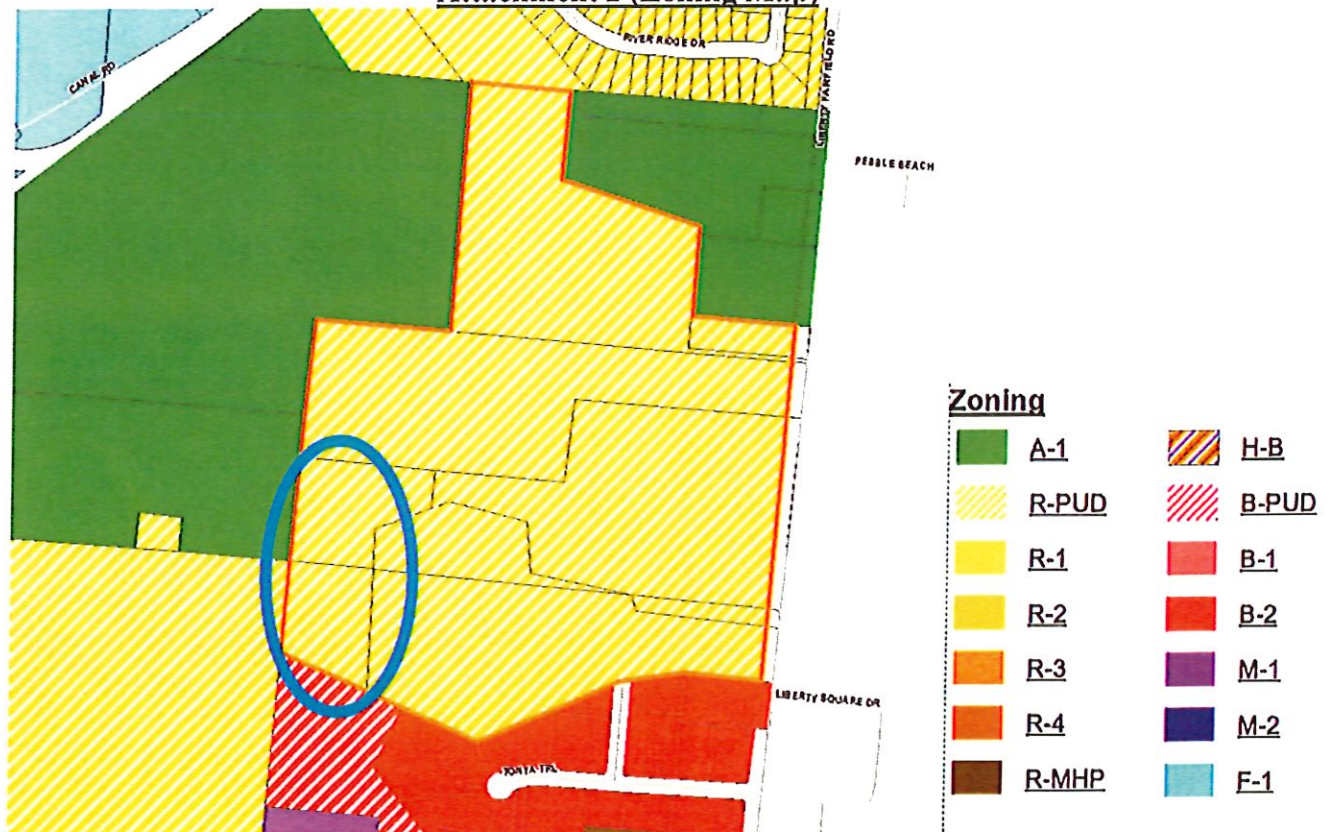
Chuck Goins

Zoning Administrator, Fairfield Township

Attachment 1

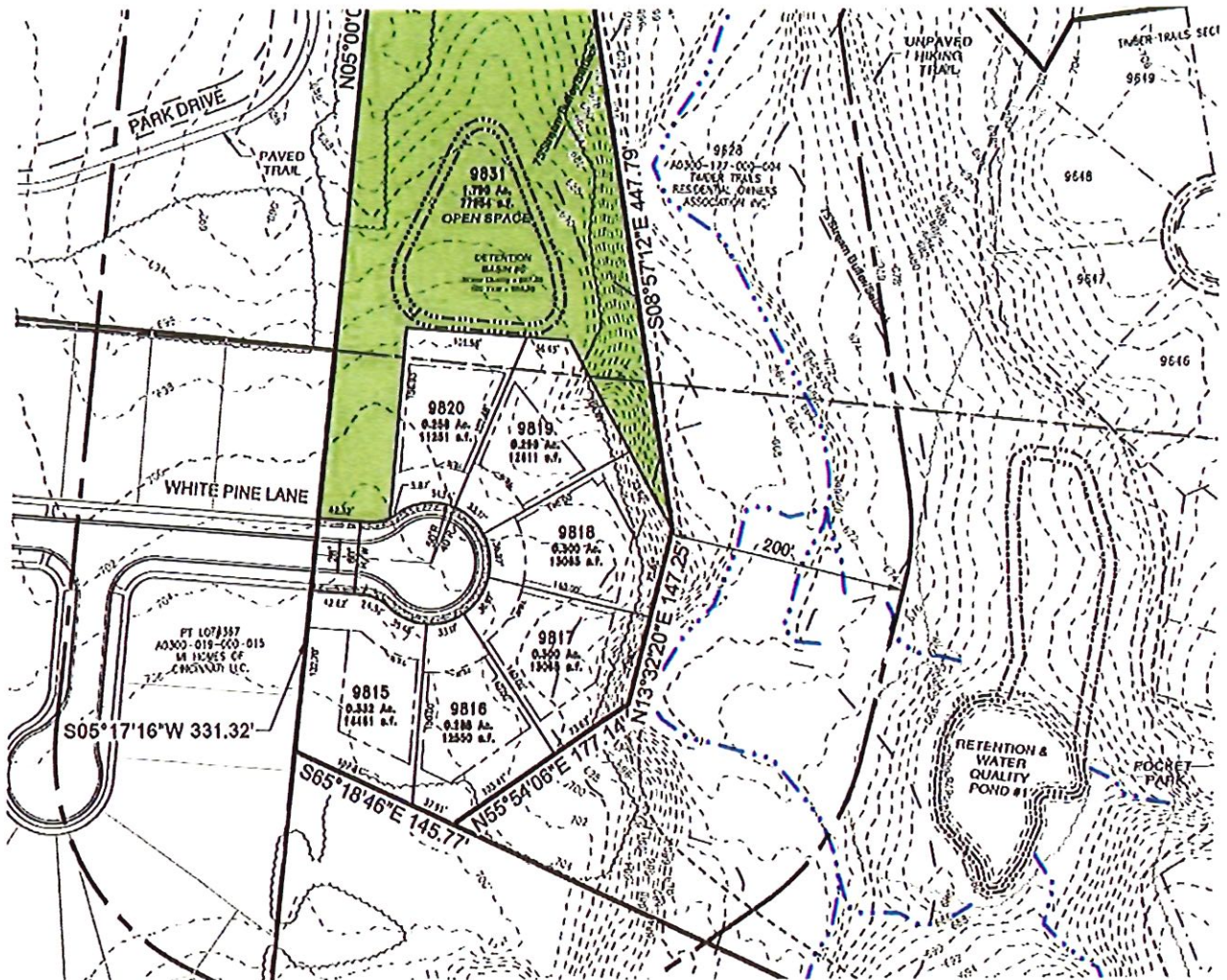


Attachment 2 (Zoning Map)



[illegible]

Attachment 4 – Timber Trails Section Three (Zoomed in)



Attachment 5 – Timber Trails Section Three – Landscape Plan

