

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-32**

**RESOLUTION TO APPROVE, AS RECOMMENDED BY THE FAIRFIELD TOWNSHIP
ZONING COMMISSION, THE REQUESTED ZONE CHANGE AND THE MAJOR CHANGE
TO THE APPROVED PRELIMINARY PUD BY BRIDGEWATER CHURCH
AS SET FORTH IN ZONING CASE NO. FTZC26-1C.**

WHEREAS: First Church of God of Hamilton, Ohio, dba Bridgewater Church, on January 20, 2026, filed an application for a rezone 10.92 acres of property from A-1 Agricultural District to B-PUD Business Planned Unit Development; and

WHEREAS: The Fairfield Township Zoning Commission held a Public Hearing for case FTZC26-1C on February 18, 2026, and voted to recommend approval of the requested zone change from A-1 to B-PUD with conditions; and

WHEREAS: On March 10, 2026, the Fairfield Township Board of Trustees held a Public Hearing to consider the change requested by First Church of God of Hamilton, Ohio, dba Bridgewater Church, Case No. FTZC26-1C; 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 A-1 to B-PUD and the major change to the preliminary PUD plan as requested by Bridgewater Church, No. FTZC26-1C, for the subject property, and 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: March 10, 2026

Board of Trustees

Michael Berding: _____
Shannon Hartkemeyer: _____
Joe McAbee: _____

Vote of Trustees

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 10th day of March, 2026.

ATTEST:

Shelly Schultz
Shelly Schultz, Fairfield Township Fiscal Officer

APPROVED AS TO FORM:

Katherine Barbieri
Katherine Barbieri, Township Law Director

FAIRFIELD TOWNSHIP ZONING COMMISSION

Resolution Recommending approval, with conditions, a request for Zone Change from A-1 (Agricultural District) to B-PUD (Business Planned Unit Development) of 10.92 acres and approval, with conditions of the major change to the approved Preliminary Plan in accordance with the Zoning Resolution of Fairfield Township, Ohio.

Case No. FTZC26-1C, Bridgewater Church

WHEREAS: Application filed by Bridgewater Church, for a Zone Change of 10.92 acres from A-1 (Agricultural District) to a B-PUD (Business Planned Unit Development) and approval of the major change to the approved Preliminary PUD Plan to as provided in Article 4 of the Zoning Resolution of Fairfield Township, was filed for the following described property:

LOCATION OF SAID PROPERTY: Situated in Section 20, Town 2, Range 3, Fairfield Township, Butler County, Ohio, and A-1 (Agricultural District) better known as 3100 Princeton Road, comprised of parcel number A0300-022-000-044.

WHEREAS: Public hearing was held in conjunction herewith, on Wednesday, February 18, 2026, at 7:00 P.M., in the Fairfield Township Administration Building, 6032 Morris Road, Hamilton, OH 45011. Applicant presented the case to the Commission for their consideration; and

WHEREAS: The Zoning Commission has considered all of the evidence that was presented at the hearing.

IT IS FURTHER RESOLVED that the Commission concludes and finds that the proposed zone change would not be detrimental to adjacent properties, and would not be in conflict with the current zoning and land use plan if the applicant complies with the following conditions;

1. Approve waiver for the church to be permitted to expand its normal and customary principal and accessory church uses, buildings or structures, as permitted in the A-1 (Agricultural District) in the Fairfield Township Zoning Resolution and maintain current aesthetic standards.
2. Landscaping plans along the northeast property line to be approved by Township Zoning staff, incorporate trees in lieu of mounds.
3. Plans should clearly show the required 20% open space on the submitted to the Fairfield Township Trustees.

AND BE IT FURTHER RESOLVED that on the basis of the above findings, and by virtue of the authority vested in the Zoning Commission by law, the said Commission herewith recommend approval of the zone change to B-PUD and recommends the approval of the major change to the Preliminary PUD Plan as submitted and incorporates by reference the staff report;

BE IT FINALLY RESOLVED that a copy of this Resolution be forwarded to Fairfield Township Trustees and to the applicant, by mail, and that said copies shall constitute an official notice.

Roll Call:

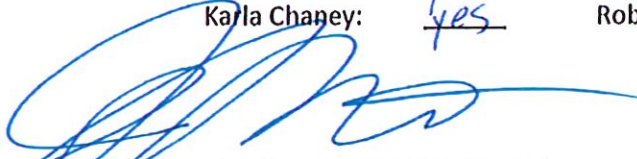
Jason Austerman: yes
Karla Chaney: yes

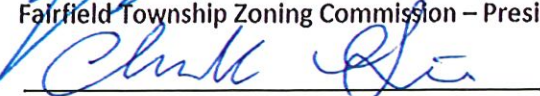
Greg Philpot : yes
Robert Wilking: Absent



02-18-2026
Date

2-18-2024
Date


Fairfield Township Zoning Commission – President


Chuck Goins, Zoning Administrator
Fairfield Township Zoning Department