

**FAIRFIELD TOWNSHIP
RESOLUTION NO. 26-49**

**RESOLUTION TO APPROVE THE FINAL PLANNED UNIT DEVELOPMENT PLAN FOR
7 BREW, AS SET FORTH IN ZONING CASE FTZC26-2C FINAL PUD**

WHEREAS: Motley 7Brew, LLC filed an application, on April 24, 2026, for final development plan approval that includes the construction of 520sqft building and related site improvements on 0.795 acres in the Bridgewater Church PUD in a Business Planned Unit Development (B-PUD) zoning district; and

WHEREAS: On March 10, 2026, the Fairfield Township Board of Trustees held a Public Hearing and passed a resolution that approved the zone change from A-1 to B-PUD and approved a major change to the preliminary PUD, which included the subject property, Case No. FTZC26-1C; 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 7Brew as submitted by Motley 7Brew, 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: May 14, 2026

Board of Trustees

Vote of Trustees

Michael Berding: _____

Yes

Shannon Hartkemeyer: _____

Yes

Joe McAbee: _____

Yes

AUTHENTICATION

This is to certify that this is a resolution which was duly passed and filed with the Fairfield Township Fiscal Officer this 14th day of May, 2026.

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: MAY 14, 2026**

CASE: FTZC26-2C Final PUD Plan
APPLICANT: Motley 7Brew, LLC
LOCATION: Adjacent to 6565 Winford Avenue
Parcel Number: A0300-022-000-044
CURRENTLY ZONED: Business Planned Unit Development (B-PUD)
REQUEST: Final PUD Plan Approval: Bridgewater Landings –
7Brew

SITUATION OF PROPERTY

The subject property is located adjacent to 6565 Winford Avenue, which is generally situated northeast of the intersection of Princeton Rd and Gilmore Rd. (att. 1). The parcel of interest is 0.795 acres. The parcel abut the following zoning districts: B-PUD directly north, west and southwest, B-2 (General Business District) to the east. and M-1 (Light Industrial District) to the south (att.2, att. 3).

DESCRIPTION OF REQUEST

The applicant is currently requesting approval of the Final PUD Plans for 7Brew.

FINDINGS OF FACT

The Bridgewater Landings PUD currently includes Caseys, Starbucks, Tidal Wave Auto Spa, and Raising Canes. The proposed 7Brew location would be located in the southeast corner of the development, directly next to Big O Tires, and would utilize the private road/access easement that connects to Winford Avenue as its only vehicular access point. The submitted plans include the construction of a +/-510 sq ft building, a remote cooler building, drive through lanes and associated site improvements. The proposed building will be set back approximately 82 ft from the current Princeton Road ROW (approximately 62 from future ROW), 45 ft from the west property line, 34 ft from the east property line (att.3). The proposed building meets and exceeds the architectural requirements outlined in the *Bridgewater Church B-PUD Design Guidelines*. The proposed building façade is composed primarily of brick veneer, glass/ metal store front system, and blue metal canopy and accents. (att.4). The parking lot plan includes 10 parking spaces, one of those spaces is handicap accessible spaces, this exceeds parking requirements outlined in section 812. Landscaping improvements include a narrow variety of shrubs along the perimeter of the site, plantings around the dumpster enclosure, and one tree. The monument sign and dumpster enclosure will incorporate brick veneer that match those used on the building. The proposed signage on the site includes a total of 3 wall signs and one monument sign facing Princeton Road that will not exceed

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.

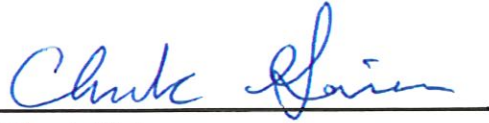
STAFF RECOMMENDATIONS

It is the opinion of the staff the conditions that were placed on the PUD during the Zone Change and the Preliminary PUD process have been addressed in the provided Final PUD plans. It is also the opinion of the staff that the submitted plans generally meet the requirements and guidelines outlined in the *Bridgewater Church B-PUD Design Guidelines*. The applicant has made an effort to address concerns and issues brought to them by Township Staff. 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 makes the recommendation to Approve with conditions the Final PUD Plan with the incorporation of the following comments.

Recommended conditions for approval

1. All applicable findings and conditions from case # FTZC26-1C shall remain in effect and are required to be met.
2. Enhancements to landscaping plans to be approved by the Zoning Administrator prior to the approval of Zoning Certificate. Including additional interior plantings, larger plants, additional trees, and enhancement to street frontage.

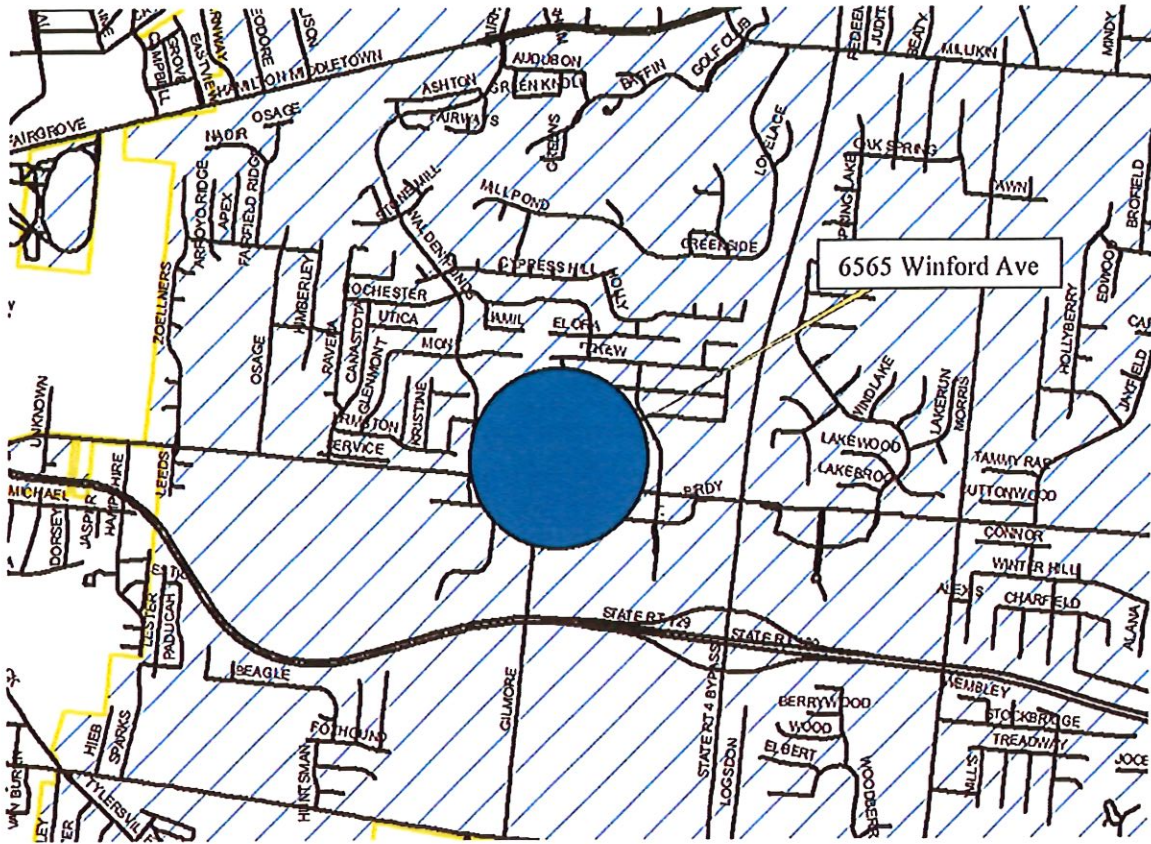
3. The monument sign and location must be approved by the Zoning Administrator prior to the approval of Zoning Certificate.
4. Addition of pedestrian access and marking from Princeton Road to store front.
5. All branding associated with this location references the proper jurisdiction of "Fairfield Township"



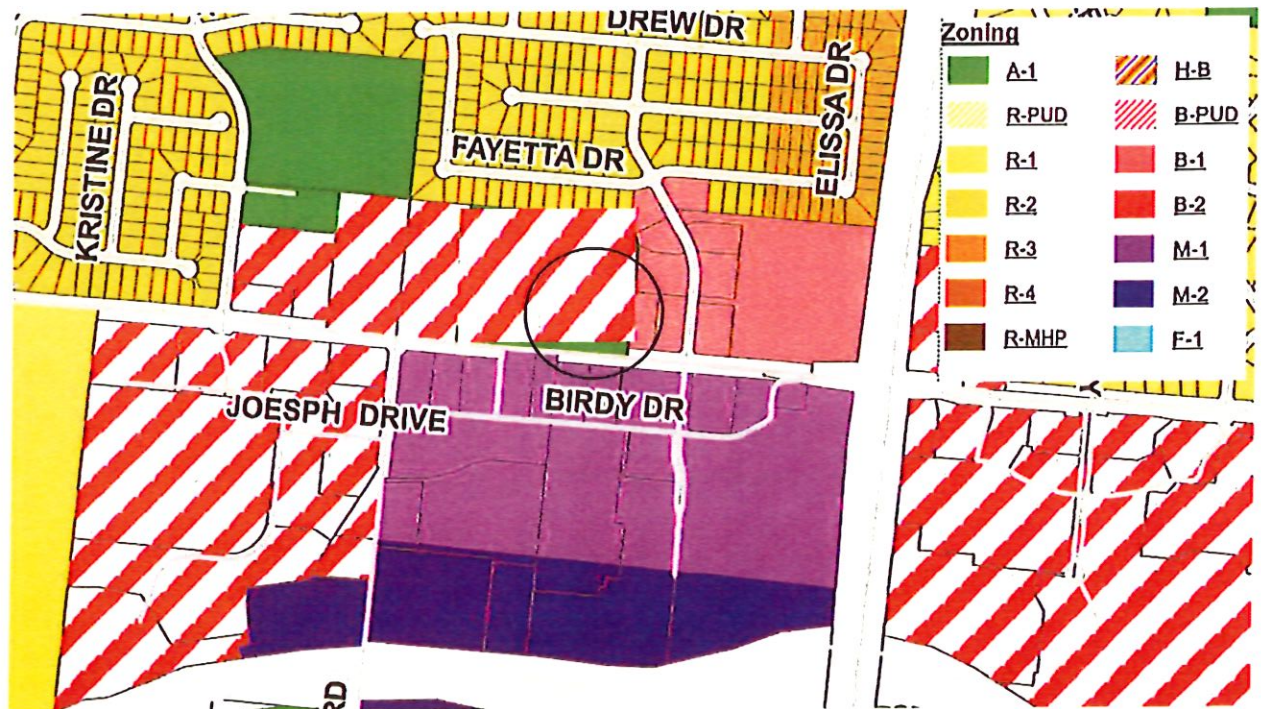
Chuck Goins

Zoning Administrator, Fairfield Township

Attachment 1

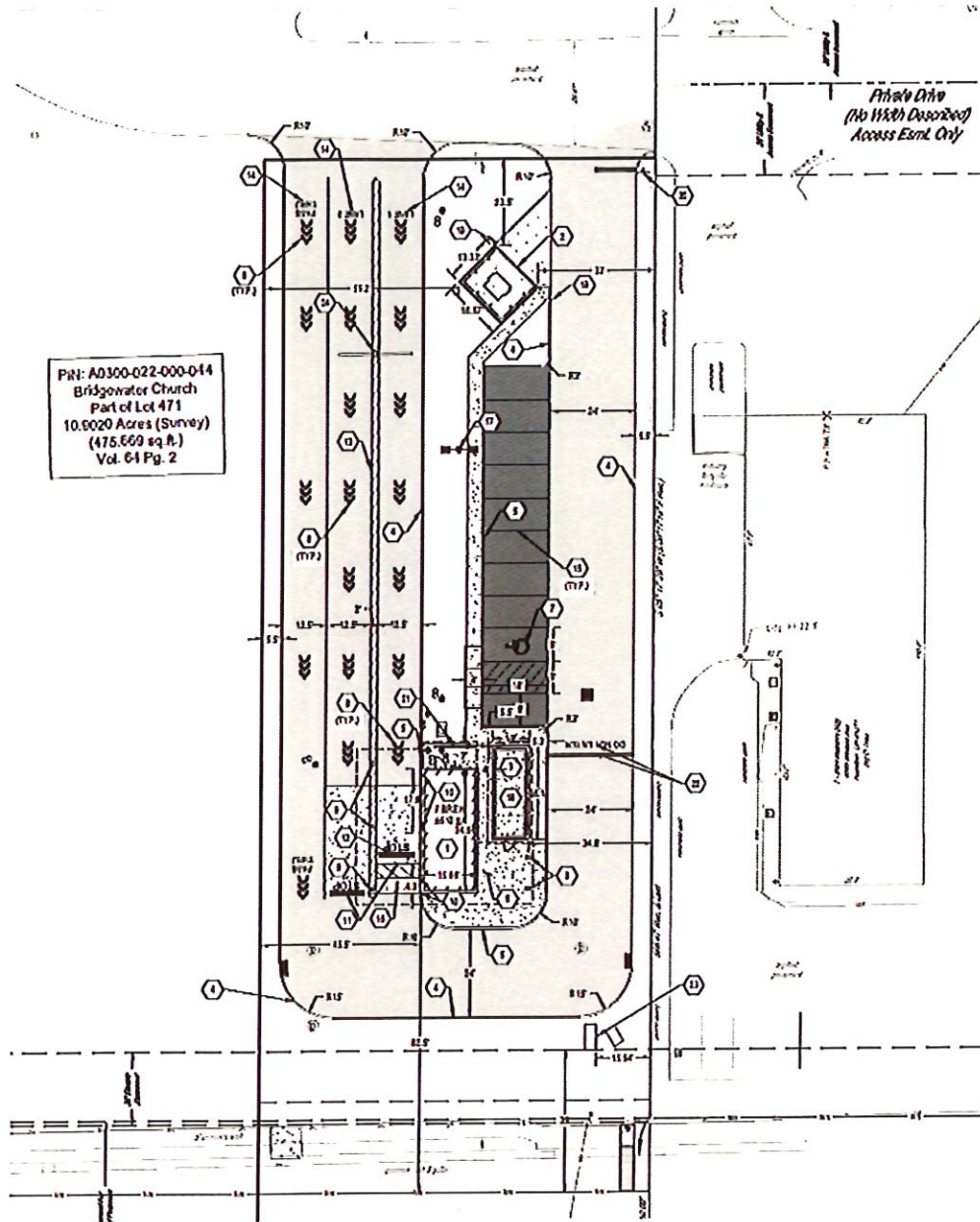


Attachment 2



Attachment 3

Sign



Attachment 4

5 TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"

6 TRASH ENCLOSURE GATE ELEVATION
1/4" = 1'-0"

4 EXTERIOR ELEVATION - LEFT SIDE
1/4" = 1'-0"

2 EXTERIOR ELEVATION - BACK
1/4" = 1'-0"

3 EXTERIOR ELEVATION - RIGHT SIDE
1/4" = 1'-0"

1 EXTERIOR ELEVATION - FRONT
1/4" = 1'-0"

EXTERIOR FINISH ELEVATIONS

 SOLID COLOR PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT
 PAINT	PAINT

NOTE: FINISHES SHOWN ARE FOR REPRESENTATION ONLY AND COORDINATION ONLY. FINISHES SHOULD BE DETERMINED BY THE ARCHITECT AND CONTRACTOR.