

**- PUBLIC HEARING NOTICE -
BEAVERCREEK TOWNSHIP
ZONING COMMISSION
CASE #799**

The Beavercreek Township Zoning Commission will hold a public hearing in the Community Room, lower level of Fire Station #61, located at 2195 Dayton-Xenia Rd., Beavercreek, Ohio 45434 on Thursday, January 05, 2017, scheduled to begin at 7:30 p.m.

The purpose of the hearing is so the Commission may review and act on a Zoning District Change request (re-zoning) made by the owners Kerwn Pink LLC, Kerwn Purple LLC, Kerwn Red LLC and HTMB LLC, represented by the principal Robert W. Nutter. The re-zoning is for the purpose of adding a recently acquired parcel of 1.072 acres to the Planned Unit Development (PUD) known as Stonehill Village. The property is currently zoned A-1 Agriculture. The proposed new Zoning District for the property is PUD-RB.

The property to which this re-zoning application applies is located at 545 Hilltop Rd. at the northeast corner of the intersection with Trebein Rd., Greene County Parcel ID # B03000200440002100. The property is in the unincorporated area of Beavercreek Township.

This notice was prepared by the Zoning Administrator, Edwin D. Amrhein and processed for publication by the Zoning Clerk, Laurie Brown, in accordance with state requirements.

The Zoning Commission will make a recommendation to the Board of Trustees to approve, approve with conditions, or deny the request. The Trustees will then make a final decision on the re-zoning petition at a separate Public Hearing.

The application for the requested re-zoning may be viewed at the Zoning Department Offices, 851 Orchard Lane, on or before the date of the public hearing or by contacting the Zoning Office at 937-306-0065, M-F, 8:00 a.m. to 4:30 p.m.

**- PUBLIC HEARING NOTICE -
BEAVERCREEK TOWNSHIP
ZONING COMMISSION
CASE #671-9A**

The Beaver Creek Township Zoning Commission will conduct a public hearing in the Community Room in the lower level of Beaver Creek Township Fire Station #61, located at 2195 Dayton-Xenia Road, on **Thursday, January 05, 2017** at 7:30 p.m.

The purpose of the hearing is so the Zoning Commission may review and act on a request made by the following ownership entities:

Kerwn Pink, LLC; Kerwn Purple, LLC; Kerwn Red, LLC; HTMB, LLC, represented by the principal, Robert W. Nutter

The subject property is surrounded by the Planned Unit Development (PUD) known as Stonehill Village, and has recently been acquired by the owners of said PUD. This case is a petition to incorporate the newly acquired parcel into the larger PUD and, more specifically, to include it in "Zone 3 R3-C/O mix 116 acres" of the Stonehill Village Master Plan. The impact of this proposal on acreage, densities and other development limitations is detailed in the application. This proposal is dependent upon the outcome of a re-zoning request (Case #799) that will be heard at the same date, time and location. This case is a legislative action upon the proposed modifications to the Master Plan.

The subject property is a 1.072 acre parcel located at 545 Hilltop Rd., at the northeast corner of the intersection with Trebein Rd., Greene County Parcel ID #B03000200440002100, and is located in the unincorporated area of Beaver Creek Township.

This notice was prepared by the Zoning Administrator, Edwin Amrhein, and processed by the Zoning Clerk, Laurie Brown in accordance with state requirements. The Zoning Commission will act on the case, giving a recommendation to the Trustees as to whether it should be approved, modified or denied. The Trustees will hold their own public hearing for the purpose of decision on the case within 30 days after they receive the Zoning Commission recommendation.

The application for this PUD Master Plan modification request may be viewed at the Beaver Creek Township Zoning Department Offices located in the Township Administration Building, 851 Orchard Lane, M-F, 8:00 a.m. to 4:30 p.m. before the date of the public hearing or discussed by contacting the Zoning Office, at 937-306-0065.

**- PUBLIC HEARING NOTICE -
BEAVERCREEK TOWNSHIP
ZONING COMMISSION
CASE #800**

The Beavercreek Township Zoning Commission will hold a public hearing in the Community Room, lower level of Fire Station #61, located at 2195 Dayton-Xenia Rd., Beavercreek, Ohio 45434 on Thursday, January 05, 2017, scheduled to begin at 7:30 p.m.

The purpose of the hearing is so the Zoning Commission may review and act on a text amendment to the Beavercreek Township Zoning Resolution being proposed by the Zoning Department staff. The proposed amendment would make Automobile and Truck Sales, Service, Rental, Repair, Washing, Detailing and ancillary administrative services permitted uses within all non-residential Zoning Districts in Beavercreek Township, namely B-2, B-3, B-4, O-1, I-1 and I-2 Zoning Districts. Such an amendment would **NOT** apply to property zoned for any Planned Unit Development (PUD) unless the legislation approving a specific PUD expressly permits such uses.

This notice was prepared by the Zoning Administrator, Edwin D. Amrhein and processed for publication by the Zoning Clerk, Laurie Brown, in accordance with state requirements.

The Zoning Commission will make a recommendation to the Board of Trustees to approve, approve with conditions, or deny the request. The Trustees will then make a final decision on the text amendment at a separate Public Hearing.

The proposal for the requested text amendment may be viewed at the Zoning Office, 851 Orchard Lane, on or before the date of the public hearing or by contacting the Zoning Office at 937-306-0065, M-F, 8:00 a.m. to 4:30 p.m.

**- PUBLIC HEARING NOTICE -
BEAVERCREEK TOWNSHIP
ZONING COMMISSION
CASE #801**

The Beaver Creek Township Zoning Commission will hold a public hearing in the Community Room, lower level of Fire Station #61, located at 2195 Dayton-Xenia Rd., Beaver Creek, Ohio 45434 on Thursday, January 05, 2017, scheduled to begin at 7:30 p.m.

The purpose of the hearing is so the Zoning Commission may review and act on one or more proposed amendments to the "Beaver Creek Township Comprehensive Plan - An Update to the Beaver Creek Township Land Use Plan" (April 2012) being proposed by the Zoning Department staff. The proposed amendment(s) would change the anticipated future uses of certain parcels of land in Beaver Creek Township. Specifically, several parcels adjacent to the Russ Research Center on Indian Ripple Road are currently identified for possible future residential development. Recent developments in the Township indicate that a future "Mixed Use" designation would be more appropriate. Such a change would not preclude residential uses, but would allow for consideration of additional uses such as Commercial or Public & Institutional uses. Staff is proposing the change for the parcels identified by the following Greene County, Ohio parcel ID numbers: B03000100230000900, B03000100230001100, and B03000100230001200.

This notice was prepared by the Zoning Administrator, Edwin D. Amrhein and processed for publication by the Zoning Clerk, Laurie Brown, in accordance with state requirements.

The Zoning Commission will make a recommendation to the Board of Trustees to approve, approve with conditions, or deny the proposed amendment(s). The Trustees will then make a final decision on the amendment(s) at a separate Public Hearing.

The proposal for the requested text amendment may be viewed at the Zoning Office, 851 Orchard Lane, on or before the date of the public hearing or by contacting the Zoning Office at 937-306-0065, M-F, 8:00 a.m. to 4:30 p.m.