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Deerfield Twp. stops new Fields Ertel development

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DEERFIELD TWP. - For up to the next 365 days, Deerfield Township will issue no zoning certificates for development or redevelopment within 1,000 feet of Fields Ertel Road.

Trustees approved the moratorium May 1 to enable the township and a planning consultant to conduct a review and analysis of the area to create a plan to guide development along the heavily trafficked Fields Ertel Road corridor.

Township Administrator Dan Evers said the moratorium will determine what, if any, steps need to be taken to ensure high-quality development in the corridor.

Before voting for the legislation, Trustee Chris Romano said he is opposed to the idea of a halt to development in principle.

But Romano said, "We are at a point where inaction would likely result in negative impact to the entire township."

The moratorium's western boundary is Butler Warren Road; the eastern boundary is the Little Miami River.

Excluded under the resolution are:

- * Those with an approved building permit or zoning certificate;
- * Properties with an approved final development plan;
- * Applicants who have submitted construction drawings for approval;
- * Pending final development approvals;
- * Owners in properties zoned single family residential seeking to expand their home.

In connected board action, Fairfax-based McBride Dale Clarion was contracted for \$150,000 to develop a townshipwide comprehensive plan.



Romano