



Lelle Lutts Hedding • Kristin Malhotra • Julie Seitz - Board of Trustees
Daniel J. Corey - Fiscal Officer
Eric Reiners - Administrator

Dear Deerfield Township Property Owner(s)/Resident(s),

On March 7, 2023, the Deerfield Township Board of Trustees adopted a 12-month development moratorium along Route 22 & 3 in Deerfield Township. The purpose of the development moratorium is to allow the Township time to prepare a comprehensive Route 22 & 3 redevelopment plan. Township staff has identified a study area consisting of all properties that are within 500 feet of the Route 22 & 3 centerline (as depicted in the attached map). You are receiving this notice because you have ownership, reside, and/or operate a business on property within the moratorium area.

The Route 22 & 3 corridor was identified in the "Becoming Deerfield" Deerfield Township 2022 Comprehensive Plan as a targeted corridor for which a redevelopment plan should be created. This study will consider a range of solutions and recommendations for improvements to land use, commercial facades, and other policy recommendations to enhance future development, redevelopment, and vitality of the major corridor.

Furthermore, establishing a development moratorium allows the township proper time to study the Route 22 & 3 corridor to evaluate the types of public infrastructure, building improvements, and land uses best suited for the corridor and potentially develop and adopt amendments to the Deerfield Township Zoning Resolution and Zoning Map to facilitate such improvements and uses to enhance and promote the public health, safety, and general welfare of the Deerfield Township community.

Below are a list of frequently asked questions related to the Route 22 & 3 development moratorium.

Frequently Asked Questions:

1. I am planning on adding on to my existing residence or installing a pool or accessory structure in my back yard, is this prohibited?

Answer: No

2. I have a vacant storefront that I would like to fill, does the moratorium prohibit a change in use?

Answer: Yes

3. Can I construct a new commercial building on my property?

Answer: No

4. Can I construct a new residence on my property?

Answer: No

5. How long is the moratorium in effect?

Answer: 12 Months

6. Will there be public engagement during the study period?

Answer: The Township anticipates there will be multiple public-engagement opportunities during the study period.

7. I do not own property with access to Route 22 & 3, why is my property included in the moratorium?

Answer: The moratorium is in effect for all properties within 500 feet of Route 22 & 3 regardless of the address of your property.

8. Is there a list of properties within the 500' development moratorium area?

Answer: The Township has a list of all 456 properties within the moratorium area.

Township staff is available to answer questions or concerns that residents may have. Please contact P.J. Ginty, Deerfield Township Planning Manager directly at 513.701.6976 or pginty@deerfieldtwp.com.

Thank you,



P.J. Ginty, AICP

Planning Manager

4900 Parkway Drive | Suite 150 | Deerfield Township, OH 45040

513.701.6976 Direct | 513.701.6958 Main

pginty@deerfieldtwp.com | www.choosedeerfield.com

