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Fairfield Twp. eyes more retail

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FAIRFIELD TWP. - Trustees won't decide until next month whether to approve a retail development with a Meijer store as its anchor.

If built, the 65.7-acre complex at the northwest corner of Hamilton-Mason and Ohio Bypass 4 would become the third major shopping center along the bypass near the Ohio 129 exchange.

Home Depot opened on Princeton Road, west of it's intersection with Bypass 4, three years ago. It was quickly followed

by Wal-Mart and a small strip center in front of it—all on Princeton across from Home Depot. Construction on a 72,085-square-foot expansion of Wal-Mart began several months ago.

On the east side of Bypass 4, also on Princeton, sits the 60-plus acre, year-old Bridgewater Falls development. Among its offerings are J.C. Penney, Michael's, Dick's Sporting Goods, Best Buy, Bed, Bath & Beyond and Old Navy.

Besides the Meijer store,

plans for the new development call for a second anchor and another 10-11 buildings for a total of 473,364 square feet of retail space with 2,039 parking spaces.

Developer Vandercar Holdings Inc. asked the township to postpone a public hearing on the project originally set for Tuesday, said Michael Rahall, township administrator. The hearing is now set for 7 p.m., Sept. 27, at the administrative building, 6032 Morris Road.

The township's zoning board

Third major center along Bypass 4 proposed

and the Butler County Planning Commission have given their approval to the plan with conditions related to road improvements, open space and water/sewer issues.

The plan is similar to one trustees rejected last May, largely because of traffic concerns.

The revised plan eliminates any entrances/exits from Bypass 4 and adds an entrance on Gilmore Road through the adjacent Lutheran Services property, Rahall said.

"They're moving in the right direction as far as traffic concerns," Rahall said. "It (revised plan) provides an alternative to everyone dumping out on Hamilton-Mason Road."

Trustee Steve Morgan said he wouldn't look at the revised plans until they are formally presented Sept. 27. He voted against the project last May.

"Traffic was the main issue," Morgan said. "It's zoned for that. We just have to get the right commercial project in there. This may be the one."

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