



DRAFT/FOR REVIEW

**BUTLER COUNTY PLANNING COMMISSION**  
**Butler County Administrative Center**  
**315 High Street, Conference Room #1**  
**Hamilton, Ohio**

**MEETING MINUTES**

**MEETING:** Tuesday, March 8, 2016, 3:00 p.m.

**ROLL CALL:**

**Present:** Charles Bullington, Chair  
David Baker  
G. Coe Potter  
Bernard "Buck" Rumpke  
Shirley Wiant

**Absent:** Steven Brown  
Kevin Cooney, Vice Chair  
Beth Surber

**Staff Present:** Peter Z. Acuff, Dept. of Development  
Lee Margraf, Dept. of Development

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Meeting opened at 3:03 p.m.

**APPROVAL OF MEETING MINUTES:**

Mr. Potter made a motion to approve the February 9, 2016 draft Meeting Minutes as submitted.  
Ms. Wiant seconded the motion. Motion approved.

**AYES:** Potter, Wiant, Baker, Rumpke

**NAYES:** None

**ABSTAIN:** Bullington

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## **ZONE CHANGES:**

### **LTZ 16-01, Zoning Text Amendments for Accessory Telecommunications Liberty Township**

Mr. Acuff invited Mr. Bryan Behrmann, Liberty Township Zoning, to speak on behalf of the text amendments proposed and said he will follow up with staff comments after.

Mr. Behrmann, Director Planning and Zoning for Liberty Township, 7162 Liberty Centre Drive, Liberty Township, Ohio, introduced himself and stated the proposed text amendments to the Liberty Township Zoning Resolution as it relates to telecommunication towers and gave some background information on communication tower applications and said given recent interest in some of the smaller accessory towers being proposed in Liberty Township and the area with some of them typically in the right-of-way and they are approved by our zoning but not regulated so we are looking to draft these changes to allow the Township to define these and define how we will regulate them.

Mr. Behrmann said it is a complicated issue and township has discussed it with their legal counsel and they have advised us we have do have a limited capacity to regulate these inside the right-of-way so we are looking to define them and this new technology and define how we will regulate them and make sure they are located appropriately.

Mr. Behrmann highlighted the proposed amendments in Section 13 and offered to answer any questions from the Board.

Mr. Rumpke asked about the towers that are already in place and Mr. Behrmann replied there is only one (1) tower that they are aware of in the Township, which is on the corner of Chablis Drive and Moselle Drive, in an area with above-ground utilities and said he believes that application meets these requirements. He added there were two (2) last year that Cincinnati Bell decided not to proceed forward with them.

Mr. Acuff said County Staff reviewed the amendments and does recommend approval with two comments: verification that government offices, such as the County Engineers Office and Water and Sewer Department, would be exempt from these regulations; **and we also** recommend clarification of standards in Section 13 B to define the criteria for determining reasonable alternative locations.

Mr. Bullington asked if someone wants to put a tower in isn't it true it must not interfere with any other.

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Mr. Behrmann responded and said there is nothing like that in our regulations or the Ohio Revised Code as well, and added their main concern is about the location within a residential subdivision and the height of it, so as far as we are concerned interfering with other communication towers is not a zoning issue.

Mr. Potter asked Mr. Acuff if governmental offices are subject to zoning anyway and said this would be redundant. Mr. Acuff replied there was some concern from the Engineers Office so they just wanted to make sure that it wouldn't impact them and would suspect it would be redundant but he has not actually looked into the legalities of it but they did want it on the books for the record.

Mr. Rumpke made a motion to accept LTZ 16-01, Zoning Text Amendments for Accessory Telecommunications, Liberty Township subject to staff comments. Ms. Wiant seconded the motion. Motion passed unanimously.

AYES: Rumpke, Wiant, Potter, Baker, Bullington

NAYES: None

**RESOLUTION#: 16.08**

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**LTZ 16-02, Schaffeld Property/Liberty Woods**

RA-1 to R-PUD Zoning District

5660 Liberty Woods Drive

Liberty Township

Mr. Acuff showed an aerial image of the property and said this needs a bit of explanation because the information here in these binders is different from what materials were mailed out to the Board members last week. Mr. Acuff said the objective of the applicant is to combine these two (2) properties into one (1). Mr. Acuff said upon review it appeared it would be cleaner and simpler to rezone the southern parcel from PUD to RA-1 to match the existing parcel with the house on it, which would also resolve the split zoning situation so essentially they have flipped the request of zoning to changing the southern parcel to match the top parcel's zoning. Mr. Acuff provided details on the request and said staff is in favor of the request for the 11-acre parcel from PUD to RA-1 to match the zoning of the parcel with the existing home.

Mr. Potter asked Mr. Acuff if he usually requests single zoning for consolidations like this and Mr. Acuff replied yes it is preferred.

Mr. Potter made a motion to approve the requested zone change LTZ 16-02, Schaffeld Property, RA-1 District to R-PUD District, 5660 Liberty Woods Drive, Liberty Township subject to staff comments. Mr. Rumpke seconded the motion. Motion passed unanimously.

AYES: Potter, Rumpke, Wiant, Baker, Bullington

NAYES: None

**RESOLUTION#: 16.09**

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**PRELIMINARY PLATS:**

None

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**FINAL PLATS:**

**Princeton & Gilmore Subdivision - Replat of Lot 4**

Section 19, Town 2 Range 3

Fairfield Township

Mr. Acuff showed an aerial image of the property and said it is a consolidation of two (2) parcels near the new Hobby Lobby. This parcel on the west is part of the platted subdivision, *Princeton Gilmore Subdivision*, and the parcel to the east is still acreage land and the owners are looking to consolidate them into one (1) lot and bring the acreage property into the subdivision which requires a replat and we had some comments back to the applicant and they submitted a revised plat which addressed all of staff's concerns. The only staff comment is the Health Department review fee must be paid and with that staff does recommend approval.

Mr. Baker made a motion to approve the replat for Princeton & Gilmore Subdivision - Replat of Lot 4, Section 19, Town 2 Range 3, Fairfield Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Baker, Wiant, Potter, Rumpke, Bullington

NAYES: None

**RESOLUTION#: 16.10**

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**OTHER BUSINESS:**

**Elect Butler County Planning Commission Chairperson for 2016**

Mr. Acuff asked if there were any nominations to elect a Chairperson for Butler County Planning Commission 2016. Mr. Potter nominated Mr. Bullington as chairperson.

Mr. Acuff asked if there were any additional nominations. There were no other nominations.

Mr. Potter made a motion to nominate Mr. Charles Bullington as Chairperson for Butler County Planning Commission. Mr. Baker seconded the nomination.

AYES: Potter, Baker, Wiant, Rumpke, Bullington

NAYES: None.

**RESOLUTION#: 16.11**

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**Elect Butler County Planning Commission Vice-Chairperson for 2016**

Mr. Acuff asked if there were any nominations to elect a Vice-Chairperson for Butler County Planning Commission 2016. Mr. Potter nominated Mr. Cooney as Vice Chairperson.

Mr. Acuff asked if there were any additional nominations. There were no other nominations.

Mr. Potter made a motion to nominate Mr. Kevin Cooney as Vice-Chairperson for Butler County Planning Commission 2016. Ms. Wiant seconded the nomination.

AYES: Potter, Wiant, Baker, Rumpke, Bullington

NAYES: None

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**RESOLUTION#: 16.12**

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## **ADJOURNMENT**

Ms. Wiant made a motion to adjourn seconded by Mr. Baker. All in favor. Meeting adjourned.

These minutes represent a summary of these proceedings and do not purport to be the entire record. A complete transcription of these proceedings was taken from an audio tape under supervision of the Secretary by Lee Margraf and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting.

Hamilton, Ohio  
March 8, 2016

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Chair

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Secretary

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Lee Margraf