



Butler County Planning Commission

Government Services Center, Conference Room #1
315 High Street, Hamilton, Ohio

Meeting Minutes

MEETING: Tuesday, August 9, 2016, 3:00 p.m.

ROLL CALL:

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

Absent: Kevin Cooney, Vice Chair
Beth Surber

Staff Present: Peter Z. Acuff, Dept. of Development
David Fehr, Dept. of Development
Eric Pottenger, Butler County Engineers Office

Meeting opened at 3:00 p.m.

APPROVAL OF MEETING MINUTES:

Mr. Potter made a motion to approve the minutes of the May 10, 2016, meeting as submitted.
Ms. Wiant seconded the motion. Motion approved.

AYES: Potter, Wiant, Rumpke, Baker, Brown, Bullington

NAYES: None

ZONE CHANGES:

LTZ16-06: Liberty Township Trustees' Text Amendments

Amend the Liberty Township Zoning Resolution to eliminate the ability to develop (by right) single-family residential subdivisions with 20,000 square foot lots in the A-1 and RA-1 zoning districts

Mr. Acuff introduced the Township-initiated text amendments, referring the Commissioners to the copy of the proposed amendment in their packets and highlighted the affected A-1 and RA-1 zoning districts on a map of Liberty Township. For further discussion, Mr. Acuff deferred to Andy Yuengling, planner for Liberty Township.

Mr. Yuengling stated that the reason for the requested amendment is to eliminate the provision within the Township zoning resolution that permits the subdivision of A-1 and RA-1 zoned properties into minimum 20,000 square foot lots. This change would protect the limited amount of available commercial land in the Township for future development, especially in the area around I-75 and Millikin Road.

Mr. Rumpke asked to see the area that the Township is trying to protect; Mr. Yuengling pointed out the area around the planned Millikin Road interchange with I-75. Mr. Rumpke then asked for confirmation that the proposed amendments would affect all A-1 and RA-1 properties in the Township, as shown on the highlighted map. Mr. Yuengling replied in the affirmative.

Mr. Rumpke asked what would happen if a landowner wanted to subdivide one of the affected properties after the amendment is passed. Mr. Yuengling replied that they would have to subdivide into two-acre lots or request a zone change.

Mr. Rumpke asked why the handful of property owners near the future interchange couldn't be asked to change their zoning as opposed to affecting many properties throughout the Township. Mr. Yuengling replied that the current amendment is the direction preferred by the Trustees.

Mr. Fehr noted that when the County made a similar change to its zoning about eight years ago, it was in response to residents complaining that without the change a large farm could subdivide into many small lots without any type of notice to the neighbors. The current County zoning and the proposal from Liberty Township would allow neighbors to receive notice if a parcel is rezoned for smaller-lot development.

Mr. Brown asked that if this amendment passed, the property owners affected would still be able to apply for a zone change. Mr. Yuengling replied yes.

Mr. Bullington called for public comments – none heard.

Mr. Acuff presented County staff's comments, that the Township should consider what non-conformities they may be creating and how to address properties that have active preliminary plans in place that would be affected by the amendment.

T.C. Rogers, 6029 Winding Creek, asked for clarification on the approval process through the Township and expressed concern that local residents have an opportunity to have their voices heard on the proposed amendments.

Mr. Bullington moved to recommend approval of LTZ 16-06, Text Amendment for Agricultural Subdivisions, based on the support of the Township Trustees. Ms. Wiant seconded the motion. Motion passed 5-1.

AYES: Bullington, Wiant, Potter, Baker, Brown

NAYES: Rumpke

RESOLUTION#: 16.51

PRELIMINARY PLATS: None

FINAL PLATS:

The Overlook, Phase 1A
Section 3, Town 2, Range 2
West Chester Township

Mr. Acuff described the plat as the first section of a larger landminium development on the site of the former White House Restaurant on Muhlhauser Road. He highlighted comments in the staff report provided for review and stated that staff recommends approval of the plat.

Mr. Rumpke made a motion to approve the plat of The Overlook, Phase 1A, subject to staff comments. Mr. Brown seconded the motion. Motion carried.

AYES: Rumpke, Brown, Baker, Potter, Wiant, Bullington

NAYES: None

RESOLUTION#: 16.52

Mr. Potter commented that he hoped Liberty Township would look favorably on any resident requests to rezone their property away from the typical 5-acre, 200-foot frontage lots that are poor land use planning, in his opinion. They're too big to be a yard, yet too small to be a farm.

ADJOURNMENT

Ms. Wiant made a motion to adjourn seconded by Mr. Rumpke. 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 and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting.

Hamilton, Ohio
August 9, 2016

Chair

Secretary