



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, August 14, 2018, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
Bernard “Buck” Rumpke, *Vice-Chair*
Beth Surber
Lonnie Lewis
Amy Updike
Kevin Cooney

Absent: Dave Baker
Steve Brown

Staff Present: Peter Z. Acuff, Dept. of Development
Stephanie Foley, Administrative Secretary
Hayleigh Coppenger, Development Intern

Mr. Jones called the meeting to order with roll call at 3:00 p.m.

APPROVAL OF MEETING MINUTES

Ms. Updike made a motion to approve the July Meeting Minutes as submitted. Mr. Cooney seconded the motion. Motion carried 4-0.

AYES: Updike, Cooney, Lewis, Jones

NAYES: None

ABSTAIN: Surber

(After the roll call and voting for the Meeting Minutes had completed, Bernard “Buck” Rumpke joined the commission table.)

ZONE CHANGES

WCTZ 18-01 / LTZ 18-02 Village North

Butler Warren Road at Liberty Way

A-1 to SP-PUD (West Chester Township)

RA-1 to MU-PUD (Liberty Township)

Mr. Acuff reintroduced this proposed zone change by explaining some points from the traffic impact study. He stated that one of the largest things to come out of the traffic impact study was the number of improvements that would need to be made to accommodate the density being proposed. Staff asked the applicant for a phasing plan to get an idea of how long the project would take to fully come about.

Mr. Acuff explained that the plans have slightly changed since the last meeting. He explained that the layout of the grocery store has changed by moving the parking lot. Mr. Acuff explained the proposed phasing to the board.

Mr. Acuff reviewed staff comments with the board and recommended approval by the board.

The Butler County Engineers Office representative, Eric Pottenger, explained the traffic impact study further. This study was based on assumptions that SR 129 and Cox Road would be extended. It was recommended that by opening day of the completed structure, the southbound right turn lane be extended. With estimates based on what the project may look like 20 years in the future, several changes would be required. Butler Warren and Liberty Way would require adjustments.

The Engineers Office met with the applicant to review the study and recommendations to put together a plan to address the impact. The impact has been identified, but the pieces are not completely put together as to how to mitigate that impact.

The applicant, Neil Hughes, commented on the traffic impact study. He states that they have reduced the density proposed, and they are going to be putting together a development agreement to address the issues going forward.

Ms. Surber asked if the applicant had any comments on the feasibility of the project with the comments from the County Engineers Office. Mr. Hughes informs the board that all parties are in agreement with the impact stated in the traffic impact study. He explained that the development agreement would put controls in place that will prevent them from moving forward in the project without addressing the concerns of the traffic impact study.

Testimony in favor: None

Testimony in opposition: Tom Emerick, 8248 Sweet Briar Ct, president of the Four Bridges Hawthorne Home Owners, is speaking on their behalf. He expressed concern in the accuracy of the assumptions used in the traffic impact study. He explained that the road extensions cannot be completed without the purchase of the Green Crest Golf Course. He believes this assumption is too far-fetched and unattainable. He also expressed concern for the speed limit on that portion of the road.

Neutral testimony: None

Ms. Surber asked the Engineers Office representative how those particular assumptions came about.. Mr. Pottenger explained the process a little further, but could not speak to closely to the exact assumptions, as the County Engineer came to them using his own methods.

Mr. Cooney asked if Mr. Pottenger knew if the assumptions took any other developments into account. Mr. Pottenger said he knew that it did incorporate some that he knew of, but he couldn't speak for the County Engineer for sure.

Mr. Rumpke asked if the development agreement would stop the phasing from moving forward if the adjustments were not made. Mr. Pottenger explained that right now, there is not a development agreement in place. It has been recommended that the process for one begin. The structure of the agreement, therefore, has not yet been established.

Mr. Rumpke makes a motion approve **WCTZ 18-01 / LTZ 18-02 Village North** per staff comments. Mr. Cooney seconds this motion. Motion carries 5-1.

AYES: Rumpke, Cooney, Updike, Surber, Jones

NAYES: Lewis

ABSTAIN: None

RESOLUTION#: 18.45

MTZ 18-01 Trustees' Text amendments

Morgan Township

Mr. Acuff introduced this as an update to Article 4 of the Zoning Resolution, which pertains to definitions. He explained that the intent is to update the zoning resolution in its entirety, but Morgan Township would like to begin with the definitions to better aide the update of the rest of the document.

Some of the proposed changes are to reference the Ohio Revised Code when possible and to remove regulations within the definitions.

Staff recommends approval per one comment in their report.

Applicant Dale Marshall, Morgan Township Administrator, explained that the zoning commission was asked to review the resolution in order to update it to account for current changes.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Cooney makes a motion to approve **MTZ 18-01 Trustees' Text Amendments**. Mr. Lewis seconds this. Motion carries 6-0.

AYES: Cooney, Lewis, Updike, Surber, Rumpke, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.46

FINAL PLATS

The Overlook, Phase 3, Block B

Section 3, Town 2, Range 2,

West Chester Township

Mr. Acuff introduced Hayleigh Coppenger, the Planning summer intern, who would be reviewing this plat.

Ms. Coppenger introduced the plat for 10 new landminiums on a little under 1 acre on Mulhouser Road.

Ms. Coppenger reviewed staff comments and recommended approval to the board per those comments.

Motion was made to approve **The Overlook, Phase 3, Block B** by Mr. Cooney; motion was seconded by Mr. Rumpke. Motion carried 6-0.

AYES: Cooney, Rumpke, Updike, Surber, Lewis, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.48

PRELIMINARY PLATS

Westview Meadows

*Section 9, Town 3, Range 2,
Liberty Township*

Mr. Acuff informed the board that the name ‘West View’ was already in use elsewhere in the county, and this development will be known hereon as Westview Meadows.

The request is for 117 lots on 51 acres of West Chester Rd. This development will be divided into 5 phases. Staff sent out the staff comments to the applicant. The applicant responded with revised plans that accommodated the comments.

Mr. Acuff reviewed staff comments that should be kept on the record and recommended approval to the board.

Mr. Jones asked the applicant, Peter Tremulis, vice president for land at M/I Homes in Cincinnati, to address the drainage. He explained that there will only 106 residential lots, and the rest would be open space lots. Mr. Tremulis informed the board that the drainage has been addressed and they are working with the neighbors to make the solutions work.

Testimony in favor: None.

Testimony in opposition: None.

Neutral testimony: None.

Mr. Rumpke makes a motion to approve **Westview Meadows**. Ms. Updike seconds this. Motion carries 6-0.

AYES: Rumpke, Updike, Lewis, Cooney, Surber, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.47

OTHER BUSINESS

At this time, Mr. Acuff informed the Planning Commission members that the October meeting scheduled for October 9, 2018 at 3:00 pm had been rescheduled to the following day, October 10, 2018 at 3:00 pm. The meeting would be held at the same location.

ADJOURNMENT

Mr. Rumpke made a motion to adjourn, seconded by Mr. Cooney. 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 14, 2018

Chair

Secretary