



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, July 10, 2018, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
David Baker
Steve Brown
Lonnie Lewis
Amy Updike
Kevin Cooney

Absent: Bernard “Buck” Rumpke”, *Vice-Chair*
Beth Surber

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

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

APPROVAL OF MEETING MINUTES

Mr. Lewis made a motion to approve the June Meeting Minutes as submitted. Mr. Cooney seconded the motion. Motion carried 6-0.

AYES: Lewis, Cooney, Updike, Baker, Brown, Jones

NAYES: None

ABSTAIN: None

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 presented this proposed zone change describing its location. He guided the board through the location of the proposed project for many different uses including a two story office building, one story retail units, a one story grocery store, four to five story residential apartment towers in the center of the site with two story town houses and thirteen sites for single family homes. A total of 763 units are proposed for the site. The applicant is present at the meeting and is asked to discuss, in depth, the proposed project.

Mr. Acuff discusses how traffic is a concern with a project of this size. A traffic study has been submitted to the Butler County Engineer's Office and Mr. Acuff and the engineers recommend that this is postponed another month until the traffic concerns are ironed out.

Mr. Jones states that this has been postponed from last month as well and asks if there would be value in hearing from the applicant on the benefits of this project.

Mr. Lewis makes a motion to postpone until the next meeting. Mr. Jones seconds this motion.

AYES: Lewis, Jones, Updike

NAYES: None

ABSTAIN: Baker, Cooney, Brown

Motion fails since there is not a majority (3-0-3). The applicant is prepared to present and gives the presentation.

Neil Hughes, from Atlanta Georgia, president of South East Investment Realty gives the presentation on this project discussing his company's vision in terms of residential, parking, and architectural and engineering concerns.

Next, Michael Copfer, Land Acquisition and Development Manager discusses the amenities that would exist within this property and the users that would live there.

Mr. Jones asked about the swimming pools for the property and Mr. Copfer answered saying there will be two swimming pools and they are currently doing a shade study.

Mr. Jones then asks Mr. Hughes when the traffic study will be done. Mr. Hughes says that they are planning to meet later this week with his engineers and the county traffic engineers to get a final decision and plan made.

Testimony in favor: Dan Orner, 2327 Tamarron Place in West Chester. He states that this project allows him to move with his age and have a place that provides amenities for him and his family. He believes that traffic moves well on these roads. He asks for the traffic study to be completed.

Testimony in opposition: Tom Emrick, president of a Home Owner's Association at Four Bridges. He states that on April 19, he sent a letter to the commissioners that addresses their concerns on usage, density and drainage. He speaks for his residents that have concerns with the retail building backing up too close to his/her backyard.

He also discusses the height of the buildings in the proposed project and how they are too tall. He states that this project will only bring more automobile traffic and also brings up a recent fatal accident in that area. Liberty Way and Bethany has proven fatal and he wants it to be mitigated to a slower speed.

Testimony in opposition: Theresa Hebel, also lives in the neighborhood next to this development. She states this parcel of land is 48 acres. She also states that putting a traffic signal will make the left hand turn lane have more traffic and thinks this development is too heavily populated.

Testimony in opposition: Dave Beckett, lives at 4606 Maxwell Drive in Mason. He states that his Home Owner's Association thinks negatively of this development. He believes that it will take away from the beauty of the single family homes. He also states that the traffic will become inaccessible with more units in the proposed development.

Testimony in opposition: William Killroy, from Sweet Briar Court reiterated what everyone has already said in opposition.

Neutral testimony: Thomas Lamb, resident at the northern border of Village North speaks on how he and his neighborhood are concerned with the densities of the proposed project. He states the suburban and rural aspects are to be preserved in Liberty Township and that this project does not align with these values.

His main concern is the height of the buildings and with the topography of the land, his backyard will have an obstructed view because of the five story building.

He also is concerned about the population density of the proposed plan. He states that there are numerous cars that back up the light into Barrington Property during rush hour trying to turn left. He brings up the fatality that happened on Liberty Way and the 55 mph speed limit that he feels needs to be changed.

Neutral testimony: Eric Pottenger, from the Butler County Engineer’s Office spoke on behalf of the engineer’s office. He says good developments happen because of good planning and because of good traffic studies.

He is requesting that the planning commission still table the project until the engineer’s office has the traffic study conducted and completed.

Neutral testimony: Jose Castrejon, landscape architect. He discusses the views and the buffers of the taller buildings are being taken into concern when planning the proposed project.

He is discussing the Liberty Township zoning code about the building height and how it has already been set to be approved because of the authority Liberty Township has.

Mr. Jones makes a motion to table further action on case **WCTZ 18-01 / LTZ 18-02 Village North** until the next meeting. Mr. Brown seconds this motion. Motion carries 6-0.

AYES: Jones, Brown, Updike, Baker, Lewis, Cooney

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.39

Venice Crossing, Section One, Block B – Final PUD

Section 28, Town 3, Range 3, Ross Township

Mr. Acuff discusses this section of the zone change. The preliminary PUD was approved in 2014. As each section comes through, the commissioners will see that there is a final PUD for each part.

Mr. Acuff reviews staff comments and recommends approval to the board.

Mr. Jones asks if the applicant is present but she waives the right to present.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: Tom Willsey, Ross Township Trustee. He requests a copy of the plans so he can give answers to the people that ask him.

Mr. Brown makes a motion to approve **Venice Crossing, Section One, Block B**. Mr. Cooney seconds this. Motion carries 6-0.

AYES: Brown, Cooney, Updike, Baker, Lewis, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.40

PRELIMINARY PLATS

Arbor Park

*9090 Yankee Road
Section 21, Town 3, Range 3, Liberty Township*

Mr. Acuff discusses this project as 46 new single family lots on a little under 18 acres of land. This project came before the Planning Commission a few months ago under Lytton Park, and the name has since been changed to Arbor Park.

Mr. Acuff reviews staff comments and recommends approval to the board.

Testimony in favor: None.

Testimony in opposition: None.

Neutral testimony: None.

Mr. Lewis makes a motion to approve **Arbor Park**. Mr. Baker seconds this. Motion carries 6-0.

AYES: Lewis, Baker, Updike, Cooney, Brown, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.41

FINAL PLATS

Venice Crossing, Section One, Block B

*Extension of Silax Drive
Section 28, Town 3, Range 3, Ross Township*

Mr. Acuff introduced the final plat for the 15 lots on 9.2 acres. The preliminary plat was approved in 2014. There is one open space lot and 15 residential lots.

Mr. Acuff reviews staff comments and recommends approval to the board.

Motion was made to approve **Venice Crossing, Section One, Block B** by Mr. Brown; motion was seconded by Ms. Updike. Motion carried 6-0.

AYES: Brown, Updike, Baker, Lewis, Cooney, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.42

Country Club Highlands, Replat of Lots 11-13

*Hamilton Middletown Road at Horse Shoe Bend Road
Section 9, Town 2, Range 3, Liberty Township*

Mr. Acuff introduced the three lots that are vacant. They are looking to consolidate to make these lots into a commercial parcel.

Mr. Acuff reviews staff comments and recommends approval to the board.

Motion was made to approve **Country Club Highlands, Replat of Lots 11-13** by Mr. Lewis; motion was seconded by Mr. Brown. Motion carried 6-0.

AYES: Lewis, Brown, Updike, Baker, Cooney, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.43

Davidson, Section Two (Replat of Davidson Lot 1 and Madison City Lot 17)

*9090 Trenton Franklin Road
Section 22, Town 2, Range 4, Madison Township*

Mr. Acuff introduced the final plat. He discusses the lots that are considered a replat since they are combining lots. It is to make two lots 75 feet each by moving the property line.

Mr. Acuff reviewed staff comments with the board and recommended approval subject to those comments.

Motion was made to approve **Davidson, Section Two (Replat of Davidson Lot 1 and Madison City Lot 17)** by Mr. Brown; motion was seconded by Mr. Cooney. Motion carried 6-0.

AYES: Brown, Cooney, Updike, Baker, Lewis, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.44

OTHER BUSINESS

None

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Brown. 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

July 10, 2018

Chair

Secretary