



Butler County Planning Commission

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

Meeting Minutes

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

ROLL CALL:

Present: Bruce Jones, *Acting Chair*
Steve Brown
Lonnie Lewis
Amy Updike
Bernard "Buck" Rumpke
David Baker

Absent: Beth Surber, *Chair*
Kevin Cooney, *Vice-Chair*

Staff Present: David Fehr, Development Director
Peter Z. Acuff, Dept. of Development
Stephanie Foley, Administrative Secretary

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

Prior to the approval of the minutes, Mr. Acuff presented Mr. Coe Potter with a plaque recognizing him for his many years of service to the county as member and chair of both the Planning Commission and the Rural Zoning Commission.

APPROVAL OF MEETING MINUTES:

Mr. Baker made a motion to approve the March Meeting Minutes as submitted. Mr. Rumpke seconded the motion. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

ZONE CHANGES:

None

PRELIMINARY PLATS:

Tyler’s Vista

Section 12, Town 2, Range 2
West Chester Township

Mr. Acuff introduced the preliminary plat as a total of 33 lots that sit on approximately 20 acres of land. Mr. Acuff explained that the modification of the PUD has not yet been fully approved by West Chester Trustees. He expects it to be addressed this evening. With that, Mr. Acuff recommended that any approval of the Plat is conditional upon the approval of the West Chester Trustees, subject to the staff report. Mr. Acuff reviewed staff comments.

Mr. Brown questioned what the area to the east of the lots was, referencing the map on the screen. Mr. Acuff stated that those were lots under separate ownership.

Mr. Jones asked what would happen with the plat if the Planning Commission were to approve it, but the West Chester Trustees were to deny it. Mr. Acuff stated that as long as the condition he referenced before was in place, if for some reason the Trustees denied the plat, that would nullify the approval of the Planning Commission.

Tim Dawson, from West Chester Township Community Development, added that there is a requirement of the township zoning resolution that states that the zoning is truly not effective until the final development plan is approved and the subdivision plat is recorded. These two added stipulations back up the condition recommended by Mr. Acuff.

Motion was made to approve **Tyler’s Vista** by Mr. Rumpke; motion was seconded by Mr. Brown. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: _____

Bel Haven

Section 5, Town 2, Range 2
West Chester Township

Mr. Acuff introduced the preliminary plat for proposed residential development composed of 186 lots with 178 residential units on a total of 75 acres. Mr. Acuff reviewed staff comments with the board, to include a requirement for sidewalks to be provided along Tylersville Rd and Beckett Rd. To staff's knowledge, an agreement has been made between West Chester Township, the developer, and the Engineer's office to allow the substitution of sidewalks on those roads for providing sidewalks along the west side of Beckett Rd connecting south to Smith Rd. This would create a regional pedestrian connection.

Mr. Acuff stated that subject to staff comments, staff recommends approval of the preliminary plat for Bel Haven.

Mr. Rumpke asked if the proposed complex was connected to the area to the east, Beckett Ridge. Mr. Acuff explained that there is no direct connection to Beckett Ridge, vehicular or pedestrian. Mr. Rumpke further inquired if any of the utilities go through that way, to which the response was yes.

Mr. Jones asked if the agreement between the parties has been finalized. Mr. Acuff felt it was best left to the applicant and the township trustee to answer. Mr. Dawson stated that the negotiations have completed and an agreement has been made to allow for a finished strip of concrete, and then the beginning of a wider asphalt multipurpose path.

Mr. Rumpke asked about the status of the possible maintenance agreement, to which Mr. Dawson said it was up to the county Engineer's office. The maintenance agreement would transfer the maintenance requirement to the developer.

Mr. Jones addressed the sidewalk waiver briefly to clarify what exactly would change if approved. Mr. Acuff explained that concrete sidewalk would be continued where they leave off until they reach the access way for the complex. Then a multipurpose path would begin and extend further down the street.

Motion was made to approve **Bel Haven** by Mr. Lewis; motion was seconded by Mr. Baker. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: _____

Bel Haven – Sidewalk Waiver

Section 5, Town 2, Range 2
West Chester Township

Due to the sidewalk waiver being addressed and discussed prior to the approval of the preliminary plat for Bel Haven, Mr. Jones did not entertain further discussion on the sidewalk waiver and went straight to a motion.

Motion was made to approve **Bel Haven – Sidewalk Waiver** by Mr. Brown; motion was seconded by Mr. Lewis. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: _____

FINAL PLATS

None

OTHER BUSINESS

Election of Chairperson

Mr. Fehr explained the guidelines for nominating a person for chair or vice-chair.

Motion was made to nominate Bruce Jones as Chairperson by Mr. Rumpke; motion was seconded by Mr. Lewis. There being no other nominations, a vote was taken to elect Jones as Chair. Motion carried 6-0.

Mr. Jones accepted his role as chairperson.

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

NAYES: None
ABSTAIN: None

Election of Vice-Chairperson

Motion was made to elect Buck Rumpke as Vice-Chair by Mr. Jones; motion was seconded by Mr. Lewis. There being no other nominations, a vote was taken to elect Mr. Rumpke as Vice-Chair. Motion carried 6-0.

Mr. Rumpke accepted his role as vice-chairperson.

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

ADJOURNMENT

Mr. Lewis 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

April 10, 2018

Chair

Secretary