



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, December 13, 2016, 3:00 p.m.

ROLL CALL:

Present: Kevin Cooney, Vice Chair
Steven Brown
G. Coe Potter
Bernard "Buck" Rumpke
Shirley Wiant

Absent: David Baker
Charles Bullington, Chair
Beth Surber

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

Mr. Cooney called the meeting to order at 3:06 p.m.

APPROVAL OF MEETING MINUTES:

There were no Meeting Minutes to approve

ZONE CHANGES:

WCTZ16-06: Mercedes-Benz of West Chester
5897 Muhlhauser Road
Central Business District (CBD) to Commercial Planned Use Development (C-PUD)

Mr. Acuff stated he received a letter from the applicant late this afternoon indicating they wished to withdraw the application and this item will proceed through West Chester Township as a variance request.

WCTZ 16-07 Chesterwood Village/Carepointe
Major Change to R-PUD
Tylersville Road

Section 11, Town 3, Range 2
West Chester Township

Mr. Acuff showed an aerial image of the property located at the corner of Tylersville Road and Cox Road and provided details on the proposed 5-story senior living facility. Mr. Acuff highlighted staff comments and stated staff does recommend approval subject to staff comments.

Mr. Randall Woodings, Principal at Kontogiannis & Associates, 400 South Fifth Street, Columbus, OH, introduced himself on behalf of the applicant and said his firm has worked with Hillandale Healthcare for many years and he provided further details on the proposed senior housing campus and offered to answer any questions from the Planning Commission.

Mr. Rumpke asked if it was an assisted care or a nursing home and Mr. Woodings replied no, just 1- and 2-bedroom senior apartments and no care will be given.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

Ms. Wiant moved to recommend approval of WCTZ 16-07, Chesterwood Village/Carepointe subject to staff comments. Mr. Rumpke seconded the motion. Motion approved 5 – 0.

AYES: Wiant, Rumpke, Brown, Potter, Cooney

RESOLUTION#: 16.78

**WCTZ 16-08 Wetherington Centre/Hampton Inn
Major Change to C-PUD
Tyler's Place Boulevard, West Chester Township**

Mr. Acuff provide an aerial image and plat map of the change to an existing PUD in West Chester Township and provided details on the proposed 101-room Hampton Inn hotel and highlighted staff comment. Mr. Acuff said staff recommends approval subject to staff comments.

Ms. Anne McBride, 5721 Dragon Way, Cincinnati, OH 45227, introduced herself on behalf of property owners of the proposed development and gave additional details of the proposed building and gave a little background on the property history. She stated they have been working with the Engineers office regarding the access and have met with West Chester Land Use Plan committee on this as well and they recommended a change to the Land Use Plan to allow the Hampton Inn to move forward. She added they have no problem with any of the staff requirements and offered to answer any questions.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

Mr. Brown moved to recommend approval of WCTZ 16-08 Wetherington Centre/Hampton Inn, West Chester, Township, Major Change to C-PUD subject to staff comments. Ms. Wiant seconded the motion. Motion approved 5 – 0.

AYES: Brown, Wiant, Rumpke, Potter, Cooney

RESOLUTION#: 16.79

WCTZ 16-09 Lucke Property/United Dairy Farmers

Major Change to C-PUD
4286 Fields Ertel Road
Section 14, Town 3, Range 2, West Chester Township

Mr. Acuff stated this is another major change in West Chester Township and showed both an aerial image and proposed plat map of the proposed United Dairy Farmers convenience store and gas station which came through earlier this year as a proposed zone change for a proposed Mexican restaurant which didn't work out.

Mr. Acuff gave details on the property and highlighted staff comments and said staff recommends approval subject to staff comments and Ohio Department of Transportation (ODOT) standards.

Mr. Tom Teppe, KMK, Partner in Keating Muething & Klekamp Real Estate Group, One East Fourth Street, Suite 1400, Cincinnati OH 45202, introduced himself and provided details on the proposed development and indicated the applicants believe this proposal is a less intense use than the two (2) previous proposed uses and will accommodate significant buffering on the 2.8 acre parcel and stated they are also inheriting a couple of things that were previously approved including the agreement to construct a "Welcome to West Chester" sign on the property and maintain it, which Mr. (name inaudible) has agreed to construct that and maintain it so that it is consistent with the remaining property. He said they have been working with the Township and asked the Planning Commission to support this use and offered to answer questions.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

Mr. Rumpke moved to recommend approval of WCTZ 16-09 Lucke Property/United Dairy Farmers, Major Change to C-PUD, 4286 Fields Ertel Road, Section 14, Town 3, Range 2, West Chester Township, subject to staff comments. Mr. Potter seconded the motion. Motion approved 5 – 0.

AYES: Rumpke, Potter, Brown, Wiant, Cooney

RESOLUTION#: 16.80

PRELIMINARY PLATS: None

FINAL PLATS:

Reserves of Concord, Replat of Lots 3 & 4 (New Lot 12)

Section 14, Town 4, Range 1
Reily Township

Mr. Acuff presented details on this subdivision replat out in Reily Township and indicated it involves two (2) existing 5-acre lots in a subdivision to create a single 10-acre building lot and a proposed house in the middle and across the lot line– a combination of two parcels to become a single Lot (proposed Lot #12). Mr. Acuff showed a plat map of the area and highlighted staff comments. Mr. Acuff said staff does recommend approval subject to staff requirements.

Mr. Potter made a motion to approve the replat for Reserves of Concord, Replat of Lots 3 & 4 (New Lot 12), Section 14, Town 4, Range 1, Reily Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried 5 – 0.

AYES: Potter, Wiant, Brown, Rumpke, Cooney

RESOLUTION: 16.81

Carriage Hill, Section 15

Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff gave details on the 21 lots on 11 acres being proposed and showed an aerial image of the property near Trotter’s Way and said this will also tie in a separate 3-acre lot which is an open space area which was never platted. Mr. Acuff said staff comments were nothing major and staff recommends approval subject to the minor staff requirements.

Mr. Brown made a motion to approve the final plat for Carriage Hill, Section 15, Liberty Township, subject to staff comments. Mr. Rumpke seconded the motion. Motion carried 5 – 0.

AYES: Brown, Rumpke, Wiant, Potter, Cooney

RESOLUTION: 16.82

Reserves of Elks Pointe, Section 2

Section 10, Town 2, Range 3

Liberty Township

Mr. Acuff said this is a proposal for 16 lots on a little less than 8 acres off of Liberty Fairfield Road in Liberty Township and is an extension of Golden Bell Road.

Mr. Acuff highlighted staff comments and said staff recommends approval of the final plat subject to staff requirements.

Ms. Wiant made a motion to approve the plat of Reserves of Elks Pointe, Section 2, Section 10, Town 2, Range 3, Liberty Township, subject to staff comments. Mr. Brown seconded the motion. Motion carried 5 – 0.

AYES: Wiant, Brown, Potter, Rumpke, Cooney

RESOLUTION#: 16.83

OTHER BUSINESS:

Appointment of the Butler County Planning Commission Representative on the OKI Board of Directors for 2017

Mr. Acuff said it's that time of year and it's time to appoint David Fehr as the Butler County Planning Commission representative on the OKI Board of Directors for the 2017 calendar year.

Mr. Potter moved to appoint Mr. David Fehr as the Butler County Planning Commission representative on the OKI Board of Directors for calendar year 2017 and Ms. Wiant seconded the motion. Motion approved 5 – 0.

AYES: Potter, Wiant, Brown, Rumpke, Cooney

RESOLUTION#: 16.84

ADJOURNMENT

Ms. Wiant made a motion to adjourn seconded by Mr. Brown. 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
December 13, 2016

Chair

Secretary