



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, February 14, 2017, 3:04 p.m.

ROLL CALL:

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

Absent: Steve Brown
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 3:00 p.m.

APPROVAL OF MEETING MINUTES:

November 8, 2016 Meeting Minutes

Mr. Rumpke made a motion to approve the Meeting Minutes from the November 8, 2016 meeting as submitted. Mr. Baker seconded the motion. Motion carried 4 – 0 – 1.

AYES: Rumpke, Baker, Potter, Cooney

NAYES: none

ABSTAIN: Wiant

January 10, 2017 Meeting Minutes

Mr. Potter made a motion to approve the Meeting Minutes from the January 10, 2017 meeting as submitted. Mr. Rumpke seconded the motion. Motion carried 4 – 0 – 1.

AYES: Potter, Rumpke, Baker, Cooney

NAYES: none

ABSTAIN: Wiant

ZONE CHANGES: None

PRELIMINARY PLATS:

Carriage Hill, Section 16

Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff showed an aerial image and plat map of the proposed 21 lots on 6+ acres. Mr. Acuff showed a plat map and highlighted staff comments.

Mr. Acuff said staff recommends approval subject to staff comments.

Mr. Potter asked if there's any idea at all on that open space lot (Lot #390).

Mr. Richard Arnold, McGill Smith Punshon, replied to Mr. Potter and said they are working with the township on the open lot; they have put significant landscaping in the rear of Lots 300 & 299 and rather than disturb that area, we decide to plat that as open space parcel and we're working with the Township as to the configuration of that and his client is not too excited about this area being used as a walking path by the multifamily area to the cul-de-sac and there is legal frontage there, so it is possible it could be used as a pocket park in the future..

Ms. Wiant made a motion to approve the preliminary plat Carriage Hill, Section 16, Section 2, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Wiant, Rumpke, Baker, Potter Cooney

RESOLUTION #: 17.09

Sidewalk Waiver

Carriage Hill, Section 16

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff said the applicant is seeking the standard sidewalk waiver request we get at Carriage Hill; the applicant is looking to do a six-foot sidewalk on the north side of the road here (pointed to on map) to connect with existing sidewalk coming down the road and the four-foot wide around the cul-de-sac and added this is consistent with the other sidewalks throughout the Carriage Hill development and staff does recommend approval.

Ms. Wiant made a motion to approve the Sidewalk Waiver request for Carriage Hill, Section 16, Section 2, Town 2, Range 3, Liberty Township as presented. Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Wiant, Rumpke, Potter, Baker, Cooney

RESOLUTION #: 17.10

FINAL PLATS

Carriage Hill, Section 9-A, Replat of Lot 269

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff showed an aerial image of the property and plat map and stated this is a fairly simple replat and provided details on the proposed adjustment to the setback along the road. Mr. Acuff said they received a mylar that addresses all the staff concerns so staff recommends approval without comment for this replat.

Mr. Potter moved to recommend approval of the final replat for Carriage Hill, Section 9-A, Replat of Lot 269, Section 2, Town 2, Range 3, Liberty Township as submitted. Ms. Wiant seconded the motion. Motion approved 5 – 0.

AYES: Potter, Wiant, Rumpke, Baker, Cooney

RESOLUTION#: 17.11

Carriage Hill, Section 11-A, Replat of Lots 337-340

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff showed an aerial image of the property and said the request is to reconfigure four (4) lots into three (3) lots then showed a plat map of the area. Mr. Acuff stated a mylar has been submitted which addressed all staff concerns so staff recommends approval as submitted on the new mylar.

Mr. Rumpke inquired about the future of the lower section. Mr. Acuff said parcel 22 will be the future section 12 and has not been platted yet.

Mr. Arnold offered to answer Mr. Rumpke's question, and stated an agreement was executed this week and has been forwarded back to Texas gas so we are all squared away with them however we still have to work out a subordination agreement with them; and we do have the rights to perform construction activity within that easement and that is the road that exits south to Princeton.

Mr. Rumpke moved to recommend approval of the final replat of Carriage Hill, Section 11-A, Replat of Lots 337-340 , Section 2, Town 2, Range 3, Liberty Township as submitted. Mr. Baker seconded the motion. Motion approved 5 – 0.

AYES: Baker, Surber, Rumpke, Potter, Cooney

RESOLUTION#: 17.12

Country-View Estates

Section 9, Town 2, Range 3
Liberty Township

Mr. Acuff showed an aerial image of the property and stated there is an existing house on the property and then showed a plat map of the area. Mr. Acuff said when this area was platted, there was this parcel C left for a future road connection which obviously is not going to be a road in the future so the owner of it is looking to combine parcel C with his other parcel and create two (2) buildable lots – one (1) for the existing dwelling and a new building to the west with a shared driveway access out to Randall Drive.

Mr. Acuff highlighted the remaining staff comments and said staff does recommend approval of this replat subject to staff conditions.

Mr. Rumpke asked about the pipeline easement dotted line going through the lot.

Mrs. Wiant moved to recommend approval of final plat for Country-View Estates, Section 9, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Rumpke seconded the motion. Motion approved 5 – 0.

AYES: Wiant, Rumpke, Baker, Potter, Cooney

RESOLUTION#: 17.13

Blair Park, Replat of Lots 9 – 12
Section 24, Town 3, Range 2
West Chester Township

Mr. Acuff showed an aerial image of the property and said this replat plat of four (4) residential parcels and the proposal is to consolidate them into one (1) lot for development of a senior living facility. Mr. Acuff highlighted staff comments and said staff recommends approval subject to staff comments.

There was some dialog between the Board and the County Engineers Office.

Mr. Baker made a motion to recommend approval of Blair Park, replat of Lots 9 – 12, Section 24, Town 3, Range 2, West Chester Township subject to staff comments. Mr. Rumpke seconded the motion. Motion carried 6 – 0.

AYES: Baker, Rumpke, Wiant, Potter, Cooney

RESOLUTION#: 17.14

OTHER BUSINESS:

Amend Butler County Thoroughfare Plan

Mr. Acuff showed the current County Thoroughfare plan which was adopted in 2007/2008 and stated one (1) part of this new plan discusses bicycle facilities across the County, including separate pathways; a road with a bike lane; shared roads with signage. Mr. Acuff gave details on this and stated the proposed amendment is to add this blue line (highlighted in green on the map) at the request of Ohio Department Of Transportation (ODOT) to add a proposed shared road with sign on State Route 4 (end of existing bike trail that ends in Trenton) and he indicated where it would continue and connect up with the bike path in Rentschler forest. Mr. Acuff said it's his understanding the Thoroughfare Plan must be updated so that ODOT can proceed with their plan to add signage to the state road as a bike route. Mr. Acuff said staff does recommend approval to include the shared road with signage along State Route 4.

Mr. Baker moved to recommend approval to Amend the Butler County Thoroughfare plan per staff's recommendation. Mr. Potter seconded the motion. Motion approved 5 – 0.

AYES: Baker, Potter, Rumpke, Wiant, Cooney

NAYES:

RESOLUTION#: 17.15

ADJOURNMENT

Ms. Wiant made a motion to adjourn seconded by Mr. Baker. 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

February 14, 2017

Chair

Secretary