



Butler County Planning Commission

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

Meeting Minutes

MEETING: Friday, July 16, 2021, 9:00 a.m.

ROLL CALL:

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

Absent: Dave Baker
Amy Updike

Staff Present: Peter Z. Acuff, Dept. of Development

Mr. Jones called meeting to order with roll call at 9:03 a.m.

APPROVAL OF MEETING MINUTES

Mr. Jones made a motion to approve the June 8, 2021 and June 11, 2021 Meeting Minutes. Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Jones, Rumpke, Lewis, Surber, Cooney

NAYES: None

ABSTAIN: None

ZONE CHANGES

LTZ 21-08, Kyles Parke, R-1 to R-PUD

Liberty Township

Mr. Acuff described this as a request for a zone change at Kyles Station and Yankee Road south of Francis Manor subdivision. The land use plan calls for suburban

residential densities and this would be a little higher density and smaller lot sizes. There would be access from Yankee Road and Welney Run.

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

Questions:

Mr. Rumpke asked Mr. Acuff had any pictures of the property to the west. Mr. Acuff stated that there are large agricultural lots to the west.

Mr. Jones asked Mr. Acuff if he could identify any of the conditions in the traffic impact study. Mr. Acuff stated that he could not but the applicant probably could.

Applicant:

Josh Blatt, John Henry Homes/Hickory Woods Development

Mr. Blatt stated that they are proposing Kyles Parke that they believe is a very well thought out PUD. He stated it will have 80 single family homes with two different lot sizes. He stated that the larger lots will be up next to Francis Manor and then lifestyle type homes on the smaller lots on Kyles Station side. He stated that this is an underserved market. Mr. Blatt stated that these will be high end homes with high end finishes with 28% green space and two pedestrian bridges with a hike/bike trail. He further stated that there will be two landscaped entrances. Mr. Blatt stated that they did reach out to the neighbors and the only feedback they got was they did not like the street connection.

Questions:

Mr. Rumpke asked how high the mounds were going to be on Kyles Station. Terri Corner, Bayer-Becker stated the mounds would vary from 3 foot to 6 foot and will have breaks in them that cannot be seen. She further stated that they would be landscaped.

Mr. Rumpke asked who maintains the mounds. Ms. Corner stated the HOA would maintain. Mr. Blatt stated that all of the greenspace will be maintained by the HOA. Ms. Corner stated that the lifestyle homes will also have HOA maintained grass and snow removal.

Mr. Rumpke asked Mr. Blatt about John Henry Homes and Hickory Woods Development. Mr. Blatt explained they are the same company.

Mr. Rumpke asked what the average width of the lots on the lifestyle homes. Ms. Corner stated that there are two size lots that alternate 52' wide and 60' wide. Mr. Rumpke asked how large in square footage are the lifestyle homes are proposed to be. Mr. Blatt stated the minimum is 1600sf but the average would be around 2000sf.

Mr. Rumpke stated that this is a blank field with a creek running through it, and asked what was the plan for the creek will it be maintained or trees planted to grow

over. Mr. Blatt stated that they want to keep it as natural as possible with two bridges over it and not disturb the natural creek.

Mr. Lewis made a motion to approve **LTZ 21-08 Kyles Parke, R1 to R-PUD** subject to staff comments. Mr. Cooney seconded. Motion carried 4-1-0.

Discussion:

Mr. Rumpke stated he feels that the lifestyle homes lots are too small and are expensive and there may be a push back from the township.

AYES: Lewis, Cooney, Surber, Jones

NAYES: Rumpke

ABSTAIN: None

RESOLUTION#: 21.44

WCTZ 21-06, North Pointe, CBD to SP-PUD
West Chester Township

Mr. Acuff described this as 98 acres of property east of Union Centre/I-75 interchange. He stated it is currently zoned as downtown/regional center, and the proposal is to be a mix of multi-family residential, office and commercial. There will be a new road connecting with a roundabout at West Chester Road down to Union Centre with an entrance into Streets of West Chester and it will also use existing public roadways Imagination Way and Aviation Way.

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

Questions:

Mr. Jones stated that for the record he has had some exposure to this and will be abstaining but will participate in an administrative capacity only as the chairman.

Ms. Surber stated she was curious about the pedestrian crossing on Union Centre. Mr. Acuff stated that one of the things that the township has in their land use plan is the high use pedestrian connectivity in the downtown regional area. The applicant can explain further but there is going to be a considerable amount of people in the area and a lot of restaurants, movie theatre, and other amenities that he would want a crosswalk for them to safely cross Union Centre.

Ms. Surber asked if there are any users identified or just proposed. Mr. Acuff stated that it would be a question for the applicant.

Mr. Cooney stated that Central business district vs. the list of uses in the application logically could have the proposed use somewhat consistent with the original until you get to where it allows distribution warehouses, wholesale warehouses and manufacturing which does not conform with anything else that is there as a possible permitted use on the property.

Applicant:

Larry Dillin, Real Estate Developer
150 West Central Ave
Springboro, Ohio

Mr. Dillin stated that the site has been looked at as a development challenge for quite some time primarily because of the Mill Creek and not being able to figure out how to make it work. He further stated that the landowner is in the site development business but not really in the development business so they married their skill sets and came up with this plan. Mr. Dillin stated they are working with Kleinger's as their civil engineering firm to come up with a floodway mitigation solution and they would like to do some off-site floodway storage. He stated the intent for the mitigation area is to make it a public park with pathways and trails and bridges. He stated they are working through that with Mill Creek Alliance. He stated that their goal is to turn the creek into an amenity and he stated that the township is very supportive of the idea of turning it into a park, not being maintained by the township, but by the owners.

Mr. Dillin stated that they do have the multi-family under contract and letters of intent that they are working through for some corporate office development. He stated that this is where the warehousing designation has become a problem for them, the negotiation that is going on is for corporate use in a high tech business that would also like to do proof testing on site. He further stated that it would not be a production facility but a testing site. He stated that they are trying to figure out how to get it broad enough that this high tech industry use would be permitted but also narrow enough that warehousing would not be permitted. He further stated that they have been in contact with GE Aviation and would like to keep them on site and incorporate the walkways, etc. that their employees could use and asked for their input on the amenities they would like to see.

Mr. Dillin stated that they are planning to enhance the existing streetscapes so they would be upgrading the pedestrian experience to create a connected walkable community. He further stated that they would like to introduce some restaurants and retail and they also have had some hotel interest so there is not a final development plan. He further stated that they would like to start the development in the areas not effected by FEMA and further develop as it gets solved.

Questions:

Ms. Surber asked if the PUD zoning only includes the uses currently listed, if so it takes out the distribution warehouses and the more industrial uses that are currently permitted by the CBD zoning. Mr. Dillin stated that they are looking for just enough flexibility to allow for the proof testing, that they do not want any production manufacturing.

Mr. Rumpke asked what SP stands for in the request to go from CBD to SP-PUD.

Mr. Dillin stated it stands for Special Project or Special Purpose. Mr. Acuff stated that he thinks that is what the township uses for mixed-use development. Mr. Rumpke asked if it would then be defined by West Chester as the uses permitted. Mr. Acuff stated that West Chester as a part of the Planned Unit Development will have the development plan in place and the text of uses that go with it and if there is any major changes they would have to go back to the township to have the PUD revised.

Mr. Dillin stated that they also have a set of design standards and deed restrictions both for architecture and operating restrictions on the property that are more stringent than the township.

Mr. Rumpke asked if the property will be sold to the end user and Mr. Dillon stated yes but they would have deed restrictions and property owners' standards to meet.

Mr. Rumpke asked if the storm water retention includes the stream. Mr. Dillon stated he is not certain as they are working on the design details.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Rumpke made a motion to recommend approval of **WCTZ 21-06, North Pointe, CBD to SP-PUD** subject to staff comments. Seconded by Mr. Lewis. Motion carried 3-0-2.

AYES: Rumpke, Lewis, Surber

NAYES: None

ABSTAIN: Cooney, Jones

RESOLUTION#: **21.45**

PRELIMINARY PLAT

Carriage Park

Section 3, Town 2 Range 3

Liberty Township

Mr. Acuff stated that this is 42 residential lots with no major road frontage. It will have a connection in from Brougham Lane in Carriage Crossing and it continues up through Sugar Maple Run in Falling Water with a stub into the undeveloped property to the east. Mr. Acuff stated that this property was rezoned a few months back.

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

Mr. Jones made a motion to recommend approval of the preliminary plat for **Carriage Park**, subject to staff comments. Mr. Cooney seconded. Motion carried 5-0.

AYES: Jones, Cooney, Lewis, Rumpke, Surber

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.46

Timberhill

Section 15, Town 2, Range 2

Fairfield Township

Mr. Acuff stated that this is a development on SR 4 just in front of Rentschler Park, it was a subject of a zone change in 2017. He stated the proposal has 195 lots on 76 acres and pretty high density.

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

Mr. Cooney made a motion to recommend approval of the preliminary plat for Timberhill, subject to staff comments. Mr. Lewis seconded. Motion carried 5-0.

Questions:

Mr. Rumpke asked if the duplex lots will be sold individually or as an entire unit.

Mr. Brad Austing, M/I Homes

9349 Waterstone Dr.

Cincinnati, Ohio

Mr. Austing stated that they will be sold individually on a fee simple lot.

AYES: Cooney, Lewis, Rumpke, Surber, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.47

Timberhill Sidewalk Waivers

Mr. Acuff stated that the variance request is to waive requirement for internal sidewalks and arterial sidewalks along SR 4 and the entrance on Timberhill Drive.

Mr. Rumpke made a motion to approve the sidewalk waivers for **Timberhill**, seconded by Ms. Surber. Motion carried 5-0.

AYES: Rumpke, Surber, Jones, Lewis, Cooney

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.48

FINAL PLAT

Fieldstone Farms, Section Three, Block B
Section 15, Town 2, Range 2
Liberty Township

Mr. Acuff stated that this is the last section of Fieldstone Farms, 41 lots on 10 acres split across two different sub-sites. One section of single family and the other attached residential which is consistent with the other sections in Fieldstone Farms.

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

Questions:

Mr. Rumpke asked about the 30 foot easement along the rear of Lots 165-170.

Ms. Terri Corner, Bayer Becker
6900 Tylersville Road
West Chester, Ohio 45069

Ms. Corner stated that the easement is there in case there is a drainage issue and that it can probably be reduced to 15 feet. She further stated that they like to put them in the rear yards so it would give the HOA access to put in a swale or retention basin.

Mr. Rumpke asked if the HOA would be responsible for any drainage issues. Ms. Corner stated yes, that is why the easement is in place for them to be able to get in there and correct any issues.

Ms. Surber made a motion to recommend approval, subject to staff comments for the final plat for **Fieldstone Farms, Section Three, Block B**. Mr. Lewis seconded. Motion carried 5-0.

AYES: Surber, Lewis, Rumpke, Cooney, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **21.49**

SUBDIVISION REPLAT

Village of Princeton, Replat of Lot 42
Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff stated that this lot was consolidated last month and still needs recorded and that this plat splits the lot into four commercial lots surrounding the water tower at the corner of Princeton Road and SR 747.

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

Mr. Jones made a motion to recommend approval of **Village of Princeton, Replat of Lot 42**, subject to staff comments. Mr. Rumpke seconded. Motion carried 5-0.

AYES: Jones, Rumpke, Surber, Lewis, Cooney

NAYES: None

ABSTAIN: None

RESOLUTION#: **21.50**

Mauds, Replat of Lots 88–91 and Part Lots 92–94
Section 23, Town 3, Range 2
West Chester Township

Mr. Acuff stated that this property is on Second Street in Mauds and they are combining small lots to create two building lots for residential development.

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

Mr. Lewis made a motion to recommend approval of **Mauds, Replat of Lots 88–91 and Part Lots 92–94**, subject to staff comments. Mr. Cooney seconded. Motion carried 5-0.

AYES: Lewis, Cooney, Rumpke, Surber, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **21.51**

Poasttown Heights Part 2 Baby Farms, Replat of Lots 33 & 34
Section 35, Town 3, Range 4,
Madison Township

Mr. Acuff stated that this is two commercial lots at the corner of Middletown Germantown Road and Keister Road. He stated they are currently zoned for commercial use and the property owner is wanting to combine the lots for future commercial development.

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

Mr. Rumpke made a motion to recommend approval of **Poasttown Heights Part 2 Baby Farms, Replat of Lots 33 & 34**, subject to staff comments. Mr. Jones seconded. Motion carried 5-0.

AYES: Rumpke, Jones, Lewis, Cooney, Surber

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.52

Venice Crossing, Section One, Block A, Replat of Lot 68
Section 28, Town 3, Range 2
Ross Township

Mr. Acuff stated that this is the next fourplex buildings in Venice Crossing and they are looking to replat into four new lots.

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

Mr. Rumpke made a motion to recommend approval of **Venice Crossing, Section One, Block A, Replat of Lot 68**, subject to staff comments. Mr. Cooney seconded. Motion carried 5-0.

AYES: Rumpke, Cooney, Lewis, Surber, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.53

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Lewis. Motion carries 5-0. Meeting adjourned 10:25 AM.

AYES: Jones, Lewis, Surber, Rumpke, Cooney

NAYES: None

ABSTAIN: None

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 16, 2021

Chair

Secretary