



Butler County Planning Commission

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

Meeting Minutes

MEETING: Monday, July 11, 2017, 3:00 p.m.

ROLL CALL:

Present: Beth Surber, *Chair (late arrival)*
Steve Brown
Charles Bullington
Bernard "Buck" Rumpke
Shirley Wiant

Absent: David Baker
Kevin Cooney, *Vice Chair*
G. Coe Porter

Staff Present: David Fehr, Dept. of Development
Peter Z. Acuff, Dept. of Development
Becca Finkes, Department Intern
T.C. Rogers, Butler County Commissioner

Commissioner Rogers called the meeting to order at 3:00 p.m.

APPROVAL OF MEETING MINUTES:

Previous meeting minutes were not available for review and approval.

ZONE CHANGES:

RZC 17-01 RPL INVESTMENTS, F-1 to A-1

4483-4521 Hamilton Cleves Road

Section 33, Town 3, Range 2

Ross Township

Three (3) properties all in residential use with agricultural use on the back end. They are currently zoned Floodplain District. Mr. Acuff gave an overview of Floodplain District. Floodplain does not allow residential use. The reason for the request is, the owner of one (1) of the three (3) properties would like to tear down the current residence on his property and build a larger one and under Floodplain District he is unable to so, hence this request.

Mr. Acuff advised staff comments are in the binder. County staff recommends approval of the request with the following comments:

- follow guidance of Rural Zoning resolution and flood damage prevention regulations regarding placement of new structure and the flood plan permits that may be required
- Maintain driveway access at existing driveways

Ms. Surber arrived and assumed chairing the meeting.

Questions:

1. Is the ground not in FEMA Floodplain
 - a. It is, there is a portion mapped that covers these houses but they are outside the danger zone and they are properly elevated.
2. Do the owners know that they may still need to purchase flood insurance?
 - a. yes

No Applicant Presentation

No Testimony in favor of

No Testimony in opposition

No Neutral testimony

Motion was made to approve **RZC-1701** by Mr. Rumpke; motion was seconded by Mr. Brown.

AYES: Brown, Bullington, Rumpke, Surber, Wiant

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.44

RZC 17-02 Jarrod Hendel, A-1 to B-2

2456 Ross Millville Road
Section 15, Town 3, Range 2
Ross Township

This request is to rezone property on US 27 from Agricultural to Business. Reviewed aerial view of property and surrounding properties which are already zoned B-2, an Animal Hospital and medical facility. The applicant's purpose is to move an existing landscape and tree service company to this site. Mr. Acuff referred everyone to staff report which is their packets.

Staff comments:

- ODOT approval for driveway access on US 27
- Follow guidance of Butler County Rural Zoning Resolution regarding placement of new structure, lighting, landscaping, signage, etc.
- Site plan approval required prior to use
- Compliance with EPA Natural Pollution Discharge Elimination

Subject to comment, staff is recommending approval of the requested zone change for Jarrod Hendel from A-1 to B-2.

Applicant Presentation

Mr. Jarrod Hendel, 2076 Venice Blvd

Mr. Hendel pointed out site on aerial map sharing planned use of property. Will dump mulch and other items, eventually add an office. The business needs to move from current location due to being in residential area.

Questions:

1. Did previous occupant store sand, gravel and other items on property?
 - a. Yes. Mr. Hendel will use level areas
2. Is there a creek on property?
 - a. Per Mr. Hendel, yes, there is a little water but it more drainage from dug deep

No Testimony in favor of – no

No Testimony in opposition – no

No Neutral Comments – no

Motion was made to approve **RZC 17-02** per staff comments by Mr. Brown; motion was seconded by Ms. Wiant.

AYES: Brown, Bullington, Rumpke, Surber, Wiant

NAYES: None

ABSTAIN: None

RESOLUTION#: 17.45

RZC 17-03, Skyview Storage, F-1/B-2 to B-2

2346-2356 Hamilton Cleves Road
Section 13, Town 3, Range 2
Ross Township

Committee reviewed aerial map of site. Applicant is requesting to have site rezoned from F-1/B-2 to B2 in order to build retail Garden Center on the vacant lots. The storage units will remain, the house on the property will become the live-in caretaker's residence and the Garden Center will be built on the vacant lots, landscape materials, trees and shrubs will be grown and stored on all four (4) parcels. The area where the storage units are located is currently zoned B-2 while the areas in back and on the vacant lot are F-1.

Staff comments:

- ODOT approval access variance to two driveway circle; applicant has already applied to ODOT
- Follow guidance of Butler County Rural Zoning Resolution regarding placement of new structure, lighting, landscaping, signage, etc.
- Site plan approval required prior to use
- Compliance with EPA Natural Pollution Discharge Elimination

Subject to comment, staff recommends requested zone change from F-1/B-2 to B2.

No Applicant Presentation

No Testimony in favor of

No Testimony in opposition

No Neutral Comments

Questions:

1. How far does the land drop towards the river?
 - a. buildings are 6-8 ft. above the river. Applicant is aware that he will need to work with Jim Fox on permits, etc. and already been in touch with him. Jim is fine with the landscape materials being stored on the Floodplain area.
2. Will they need to be careful with storing floatable materials (e.g. plastic pots)?
 - a. yes, they will review all of this information with Jim Fox when they get their permit.

Motion was made to approve **RZC 17-03** per staff comments by Ms. Surber. Motion was seconded by Ms. Wiant. Motion carried 5-0.

AYES: Brown, Bullington, Rumpke, Surber, Wiant

NAYES: None

ABSTAIN: None

RESOLUTION#: 17.46

[FYI per Mr. Acuff, all three (3) will now head to Rural Zoning Commission on Monday, July 31st.]

PRELIMINARY PLATS: None

FINAL PLATS

Ross Trails, Section Five, Block A

Section 29, Town 3, Range 2

Mr. Acuff showed location map of Ross Township. There are three (3) sheets in the packets that give a better look and sense of the layout. Some of the lots are located along a hillside by a private drive. There are 30 lots in this section.

Staff notes are in the packets.

The Engineer's Office and Ohio EPA have recommended this request be tabled due to concerns about erosion controls on this section not being properly installed.

Mr. Acuff highlighted comments and additional comments on the plat itself.

No questions

No comments

Mr. Brown made the motion to table Ross Trails, Section Five, Block A. Seconded Ms. Wiant. Motion carried 5-0.

AYES: Brown, Bullington, Rumpke, Surber, Wiant

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.47

Glenview Farm Estate at Foxborough, Section Two, Block D (Reconsideration)

Section 6, Town 2, Range 2

West Chester Township

Same plat seen last month and received denial based on information received regarding water and sewer not being installed. This is in part due to a miscommunication. The majority of sewer is in the ground, and they currently finishing up roads and water.

The staff report remains the same. Mr. Acuff highlighted comments.

Subject to comments, staff is recommending approval of Glenview Farm Estate at Foxborough, section Two, Block D, Section 6, Town, Range 2

No questions
No comments

Ms. Surber made a motion to approve Glenview Farm Estate at Foxborough Section Two, Block D, section 6, Town 2, Range 2. Ms. Wiant seconded the motion. Motion carried 5-0.

RESOLUTION#: 17.48

OTHER BUSINESS:

Shirley Winant has submitted her resignation from Planning Commission. Thank you for your service.

ADJOURNMENT

Mr. Rumpke made a motion to adjourn seconded by Ms. Wiant, 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

July 11, 2017

Chair

Secretary