



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, June 20, 2017, 3:00 p.m.

ROLL CALL:

Present: Kevin Cooney, Vice-Chair
Dave Baker
Steve Brown
G. Coe Potter
Bernard "Buck" Rumpke

Absent: Beth Surber, Chair
Charles Bullington
Shirley Wiant

Staff Present: David Fehr, Dept. of Development
Peter Z. Acuff, Dept. of Development
Lee Margraf, Dept. of Development

Mr. Cooney called the meeting to order at 3:03 p.m. with roll call.

APPROVAL OF MEETING MINUTES:

Mr. Rumpke made a motion to approve the **May 15, 2017** Meeting Minutes submitted. Mr. Brown seconded the motion. Motion carried 5-0

AYES: Rumpke, Brown, Baker, Potter, Cooney

NAYES: None

ABSTAIN: None

ZONE CHANGES:

WCTZ 17-06 TID Liberty Way, A-1 to C-PUD

Section 12, Town 3, Range 2

West Chester Township

Mr. Acuff reviewed aerial image of plat map focusing on a triangular parcel north of VOA Park, east of Liberty way off I-75. Proposed three (3) building sites: retail, hotel and medical office building.

Staff comments are in the binder and county staff recommends conditional approval pending Development Agreement with the County. Mr. Acuff highlighted staff comments and a few recommended changes to the site. Engineers' Office also has comments noted.

No Applicant Presentation

No Testimony in favor of

No Testimony in opposition

No Neutral testimony

Questions:

1. Mr. Rumpke asked if this is the only public road between the lots.
 - a. Yes, all others are private
2. Mr. Potter asked about potential roundabout
 - a. Per Mr. Acuff roundabout to the north is planned, but won't happen until property to north is developed
3. Mr. Potter asked if property will be dedicated and donated towards possibly ½ of the roundabout/
 - a. Per Mr. Brian Copfer, Miller Valentine Group (MVG). MVG Group, Tri-Health & the County are currently negotiating a development agreement. MVG be dedicating the land necessary for a 100 ft. wide connector road. They are paying for the road as well.
4. Will street be a lit intersection with all access in and out left turn right turn in and out?
Yes, there will eventually be a traffic signal when it is warranted.
5. Mr. Rumpke is the entrance by lot 3 right in right out?
 - a. No, it is left in, right out, right in, no left out
6. Mr. Rumpke is this in West Chester?
7. Yes, 100%

Motion was made to approve **WCTZ 17-06** by Mr. Rumpke per staff comments; motion was seconded by Mr. Baker. Motion carried 5-0

AYES: Brown, Cooney, Baker, Potter, Rumpke

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.37

PRELIMINARY PLATS: None

Carriage Hill, Section Seventeen
Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff reviewed property on aerial map, 25 new lots on 10.5 acres. Staff comments are in the packets.

The township is currently going through reviewing a proposed zone change from R-PUD to Mixed Use – PUD.

Mr. Acuff reviewed staff comments and recommended approval subject to comments.

Questions

1. Mr. Rumpke asked if these are individual houses and are they connected? They are very small lots.
 - a. Per Mr. Jose Castrejon, yes they are similar to other projects, which have become very popular with “empty nesters”
2. Mr. Rumpke asked how close are they permitted to build within the property line?
 - a. Zero and eight side yard setbacks
3. Mr. Potter asked if there’s an HOA and what does it maintain?
 - a. yes, it maintains all of the open space areas; these are individual properties not condos.
4. Are there fire issues with homes being so close?
 - a. no
5. Is there a variety of plans?
 - a. yes

Mr. Brown made the motion to approve Preliminary Plat Carriage Hill, Section Seventeen per staff comment, motion seconded by Mr. Rumpke. Motion carried 5-0.

AYES: Brown, Cooney, Baker, Potter, Rumpke

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.38

Sidewalk Waiver Request
Carriage Hill, Section Seventeen
Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff states the applicant is requesting a waiver of the Subdivision regulation for 5ft sidewalk on both sides, to a 6t sidewalk on the single side of the street.

Question:

1. Mr. Baker asked about the rationale of having a 6ft sidewalk on one side of the street.
 - a. Hierarchy of sidewalks to allow uniformity and connectivity to the 10 ft. trails.

No comments

Mr. Potter made the motion to grant the sidewalk waiver for Carriage Hill, Section 17, motion seconded by Mr. Baker. Motion carried 5-0.

AYES: Brown, Cooney, Baker, Potter, Rumpke

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.39

FINAL PLATS

Turnbridge, Section Three, Block A
Section 33, Town 3, Range 3
Liberty Township

Mr. Acuff show aerial view of the property, 29 lots on 52 acres. Per Mr. Acuff the initial recommendation was to deny this request however, he has received revised plans addressing previous comments. Sewage has been installed, water is in process not sure of the status, so he is now comfortable in moving forward.

Staff recommends approval Turnbridge, Section Three Block A subject to staff comments.

Questions

1. Mr. Potter asked if there were previous questions regarding use of the open space.
 - a. Per Andy Juengling – yea, there were plans to have it connect to Gregory Creek as a path alignment but to due to floodplain and soil the alignment will move west and to preserve the open space and flood plain.

No comments

Mr. Baker made the motion to approve, Mr. Brown seconded the motion. Motion carried 5-0.

AYES: Brown, Cooney, Baker, Potter, Rumpke

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.40

Glenview Farm Estate at Foxborough, Section Two, Block D

Section 6, Town 2, Range 2

West Chester Township

Mr. Acuff showed an aerial view of the plat, he then introduced Ms. Rebecca Finkes, Planning student at OSU who is interning with us. Rebecca did the initial reviews and wrote the staff notes.

Per Ms. Finkes, 16 lots on 16 acres. County is recommending denial until water & sewer are completed.

Questions

1. Mr. Potter asked, what is the status on the water and sewer?
 - a. At the time of the review (5/31/17) water and sewer had not started, nor has an update been received stating its completion.
 2. Mr. Potter asked, would denial be better than tabling it?
 - a. Mr. Acuff states he doesn't think it would make a difference.
 3. Mr. Potter asked, will it make a difference procedurally?
 - a. No, they would not be charged, they would simply resubmit.
- Note: Mr. Acuff did note according to Roberts Rule of Order, tabling can leave it in limbo and would need to be sure to circle back and pick it up off the table.

No comments

Mr. Brown made a motion to deny **Glenview Farm Estate at Foxborough, Section Two, Block D**
Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Brown, Cooney, Baker, Potter, Rumpke

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.41

Joseph James Subdivision (Replat)

Section 2, Town 2, Range 2

West Chester Township

Mr. Acuff reviewed aerial map. Existing subdivision, buildings, utilities, parking lot are already on the property. Looking to change the configuration of the lots. Adding to lots 2 & 3, basically a Replat and will be renamed Joseph James Subdivision.

Only outstanding item is the Health Department Review Fee needs to be paid, otherwise staff is recommending approval.

Questions:

1. Q. Do you think there is any hazardous material on the property? What are they making?
 - a. Per Ms. Jill McGrail, Counsel for Joseph James, LLC. They have tenants in each of the buildings, warehouse & office. They only want to reconfigure the lot lines slightly. Will to provide whatever's needed to show that's not happening.
2. Q. What's the rationale with the part of the lot which is across the street?
 - a. Just trying to redraw lines.

Mr. Baker made the motion to approve Joseph James Subdivision (Replat) per staff comments; seconded by Mr. Rumpke. Motion carried 5-0.

AYES: Brown, Cooney, Baker, Potter, Rumpke

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.42

Wetherington Pointe, Replat of Lot 1

Section 18, Town 3, Range 2

West Chester Township

Right out front of Cabalas at Liberty Center. Proposal is to split lot in two and add new construction to west. Access will be through existing parking lot, not direct access to Tyler's Place Blvd or Liberty Way.

Staff recommends approval subject to staff comments.

Questions:

1. Mr. Rumpke asked if lot one was the plot shown on the plat map?

- a. Per Mr. Acuff, they lot will now split out and will become lots 6and 7.
2. Mr. Rumpke asked, is parking on lot 7?
 - a. no, the lot line will come up
3. Mr. Rumpke asked, does that violate any parking lot rules for square footage for lot 7 building?
 - a. Per Mr. Acuff, no the Township has no concerns.

No comments

Mr. Potter made motion to approved Wetherington Pointe, Replat of Lot 1; Mr. Baker seconded the motion. Motion carried 4-0; 1 abstention

AYES: Brown, Baker, Potter, Rumpke

NAYES: None

ABSTAIN. Cooney

RESOLUTION#: 17.43

ADJOURNMENT

Mr. Rumpke made a motion, 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

June 20, 2017

Chair

Secretary