



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, June 12, 2018, 3:00 p.m.

ROLL CALL:

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

Absent: David Baker

Staff Present: Peter Z. Acuff, Dept. of Development
Stephanie Foley, Administrative Secretary

Mr. Jones called the meeting to order with roll call at 3:00 p.m.

APPROVAL OF MEETING MINUTES

Mr. Lewis made a motion to approve the May Meeting Minutes as submitted. Mr. Cooney seconded the motion. Motion carried 6-0.

AYES: Lewis, Cooney, Brown, Surber, Updike, Jones

NAYES: None

ABSTAIN: Rumpke

ZONE CHANGES

WCTZ 18-05 Lofts of West Chester, B-2 to R-PUD

*Cincinnati Dayton Road at Highland Greens Blvd
Section 23, Town 30, Range 2
West Chester Township*

Mr. Acuff presented this proposed zone change as a project that had been tabled from last month, and had since changed to request an R-PUD. He guided the board through the location of the proposed project for a multi-story, multi-family residential building with parking to the south. Depicted is a right-in, right-out driveway on Cincinnati Dayton Rd, and full access off Capstone Blvd. There was one change to the project from last month to now, being that the plans show a cross access toward Dunkin Donuts. The right-in, right-out at the Dunkin Donuts would be eliminated and replaced with the right-in, right-out shown on the plans.

The West Chester Township master plan calls for the site to be used for highway services development. Mr. Acuff reviewed staff comments recommending denial, mainly because the proposed project does not align with the master plan for the area. Also, the overall character of the proposed development does not match the character of the area and would be better suited in a more pedestrian oriented location in the township.

If the project were to move forward, staff also had comments, which Mr. Acuff reviewed.

Ms. Updike asked how many units were planned for the building, to which the answer was 186.

Testimony in favor: Brian Smallwood, 1203 Walnut Street, Cincinnati, Ohio, civil engineer of the project gave a quick overview of the project. Mr. Smallwood acknowledged that the project didn't align with the master plan, but based on his view of market demand in the area, he believes it would be a good use of the property.

Mr. Smallwood addressed some of the staff comments reviewed by Mr. Acuff. The idea for the development is to play off of the contemporary design of Butler Tech.

Mr. Lewis asked if the units would be rentals. Mr. Smallwood said that yes they would, and that also located on the first floor is some amenity space.

Mr. Lewis asked what the square footage of each unit would be. Mr. Smallwood responded that the single bedroom units would be approximately 600 square feet, and the 2-bedroom units will be around 1000 square feet.

Ms. Surber asked if there would be retail space on the first floor. Mr. Smallwood explained that they would like to have some kind of retail business on the first floor, similar to a wine bar or coffee shop. There is not a tenant currently in the retail space. About 2000 square feet is allocated to that retail space.

Ms. Surber asked about the parking. Mr. Smallwood stated that there would be 1.5 spaces per unit, totaling 279 spaces. Ms. Surber asked if parking was designated for the potential leased space, to which Mr. Smallwood stated there was not.

Mr. Jones asked about the access point with Dunkin Donuts. Mr. Smallwood stated that the agreement was in the works.

No Testimony in opposition

Neutral testimony: Tim Dawson, West Chester Township, explained that the township has a Land Use Planning Committee to weigh in on land use that is inconsistent with the land use plan. Based on the development characteristics and the general location of the site, land use promotes auto and travel related service and retail use. Based on that, the land use committee has recommended denial of the proposed project.

Ms. Surber asked about parking spaces. Mr. Dawson said that for commercial use, it is recommended to have 1 space per 250 square feet. For restaurant use it would be 1 per 150 square feet. Mr. Dawson's application did not propose any retail use included in the development.

Mr. Jones asked for clarification on the recommended units per acre. Mr. Dawson said that the land use plan recommends a moderate density of 6 units per acre. The proposed project would exceed that with 23 units per acre.

Motion was made by Mr. Lewis to deny **WCTZ 18-05**; motion was seconded by Mr. Cooney. Motion carried 6-1.

AYES: Lewis, Cooney, Updike, Brown, Surber, Jones
NAYES: Rumpke
ABSTAIN: None

RESOLUTION#: 18.32

LTZ 18-04 Trustees' Text Amendments

Liberty Township

Mr. Acuff introduced this as a list of amendments covering a variety of topics of the Liberty Township Zoning Resolution. Staff recommends approval of the amendments, per staff comments from the engineers office.

Testimony in favor: Andy Juengling, 7162 Liberty Centre Drive, Ste A, testified that the proposed changes aim to clean up some of the things that have popped up over the years from zoning.

Mr. Juengling reviewed the updates to the resolution with the board using a powerpoint presentation.

No Testimony in opposition

No Neutral testimony

Motion was made to approve **LTZ 18-04** by Mr. Lewis; motion was seconded by Ms. Updike. Motion carried 7-0.

AYES: Lewis, Updike, Brown, Cooney, Surber, Rumpke, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **18.33**

PRELIMINARY PLATS

None

FINAL PLATS

Carriage Hill, Section 18

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff introduced the final plat for the next section of Carriage Hill as 14 lots on 14 acres. Mr. Acuff reviewed staff comments with the board and recommends approval per those comments.

Motion was made to approve **Carriage Hill, Section 18** by Mr. Brown; motion was seconded by Mr. Rumpke. Motion carried 7-0.

AYES: Brown, Rumpke, Lewis, Surber, Updike, Cooney, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.34

The Sanctuary of Liberty, Section Two, Block B

*Section 33, Town 3, Range 3
Liberty Township*

Mr. Acuff introduced the final plat for 3 lots on just under 4 acres. The final plat proposes an open space lot with drainage and 3 building lots. In April of last year, the preliminary plat showed 3 additional lots and an extension to the road to the west. The final plat does not show those 3 lots or that road extension, with no explanation. This raises problems with future access to the west and for water and sewer main extension. Preliminary plat approval issues were not addressed on the final plat.

Based on the comments, staff recommends denial of the final plat. Upon receiving staff's recommendation, the applicant requested to table this topic.

Motion was made to table **The Sanctuary of Liberty, Section Two, Block B** to next month by Mr. Lewis; motion was seconded by Mr. Brown. Motion carried 7-0.

AYES: Lewis, Brown, Surber, Updike, Cooney, Rumpke, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.35

Carriage Crossing, Section Two

*Section 3, Town 2, Range 3
Liberty Township*

Mr. Acuff introduced the final plat for 19 new residential lots on a little over 12.5 acres. Mr. Acuff reviewed staff comments. Staff recommends approval per those comments.

Motion was made to approve **Carriage Crossing, Section Two** by Ms. Surber; motion was seconded by Mr. Brown. Motion carried 7-0.

AYES: Surber, Brown, Lewis, Updike, Cooney, Rumpke, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.36

Fairfield Ridge, Section Six, Block B

*Section 14, Town 3, Range 2
Fairfield Township*

Mr. Acuff introduced the final plat for 22 new lots on 6.5 acres. This will be the last section of the current ownership of the land. There is a different landowner to the south that may have a connection later on to the existing section of Osage Dr.

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

Motion was made to approve **Fairfield Ridge, Section Six, Block B** by Mr. Brown; motion was seconded by Mr. Jones. Motion carried 7-0.

AYES: Brown, Jones, Lewis, Cooney, Updike, Surber, Rumpke
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.37

Meadow Hills, Replat of Lots 1 & 2

*Section 15, Town 3, Range 2
West Chester Township*

Mr. Acuff introduced the final plat for a combination of 4 parcels. The request is to combine the parcels into a single parcel. There will be road dedication. The purpose of the combination is for a new UDF.

Mr. Acuff reviewed staff comments, and subject to those comments, staff recommends approval.

Motion was made to approve **Meadow Hills, Replat of Lots 1 & 2** by Mr. Cooney; motion was seconded by Mr. Brown. Motion carried 7-0.

AYES: Cooney, Brown, Updike, Surber, Lewis, Rumpke, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.38

OTHER BUSINESS

None

ADJOURNMENT

Mr. Lewis made a motion to adjourn, seconded by Mr. Brown. 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 12, 2018

Chair

Secretary