



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, March 14, 2017, 3:00 p.m.

ROLL CALL:

Present: David Baker
Kevin Cooney, Vice Chair
Steven Brown
G. Coe Potter
Bernard "Buck" Rumpke
Beth Surber (delayed arrival)

Absent: Charles Bullington, Chair
Shirley Wiant

Staff Present: Peter Z. Acuff, Department of Development
David Fehr, Department of Development

Mr. Cooney called the meeting to order at 3:04 p.m.

APPROVAL OF MEETING MINUTES:

There were no Meeting Minutes to review at this meeting.

ZONE CHANGES: None

PRELIMINARY PLATS: None

FINAL PLATS:

Harbour Towne Park, Section Five

Section 9, Town 2, Range 3

Liberty Township

Mr. Acuff provided details on this last section of Harbour Towne Park's final plat which includes 52 lots on 29 acres in Liberty Township. Mr. Acuff showed an aerial image of the property and a final plat map and highlighted staff comments and stated staff recommends approval.

Mr. Brown moved to recommend approval of Harbour Towne Park, Section Five, Section 9, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Rumpke seconded the motion. Motion approved 5-0.

AYES: Brown, Rumpke, Baker, Potter, Cooney

NAYES:

RESOLUTION#: 17.16

Hutzelman Square at West Chester Village, Section Two

Section 11, Town 2, Range 2

West Chester Township

Ms. Surber arrived.

Mr. Acuff provided an aerial image of the property, a plat map and details on the final plat for Hutzelman Square at West Chester Village, Section Two, spanning a 1.6 acre single lot. Mr. Acuff highlighted staff comments and said the County Engineers' Office was still reviewing the storm water report at the time staff comments were finalized so there may be additional easements and will be subject to the Engineers' Office approval. Mr. Acuff said staff recommends approval of this final plat subject to staff comments.

Mr. Rumpke moved to recommend approval of Hutzelman Square at West Chester Village, Section Two, Section 11, Town 2, Range 2, West Chester Township subject to staff comments. Mr. Baker seconded the motion. Motion approved 5-0-1.

AYES: Rumpke, Baker, Potter, Brown, Cooney

NAYES: None

ABSTAIN: Surber

RESOLUTION#: 17.17

The Springs at West Chester, Replat of Lot 2

Section 33, Town 3, Range 2

West Chester Township

Mr. Acuff provided details on this final replat that was formerly a retail greenhouse and garden center. The majority of this site is being developed into multifamily residential; the remainder lot to the east is the subject of today's replat. Mr. Acuff stated the applicant is seeking to split that remainder into two (2) commercial lots. Mr. Acuff showed an aerial image and plat map and highlighted staff comments, including some questions regarding water and sewer access, and stated staff recommends approval subject to staff comments.

Mr. Rumpke inquired if access was from West Chester Road or Union Centre Boulevard. Mr. Acuff replied.

Mr. Brown moved to recommend approval of the final plat for The Springs at West Chester, Replat of Lot 2, Section 33, Town 3, Range 2, West Chester Township subject to staff comments. Ms. Surber seconded the motion. Motion approved 6-0.

AYES: Brown, Surber, Rumpke, Potter, Baker, Cooney

NAYES: None

RESOLUTION#: 17.18

**Schumacher Dugan State Route 747/Union Centre Boulevard Subdivision,
Replat of Lots 18 & 19**

Section 4, Town 2, Range 2

West Chester Township

Mr. Acuff provided details on the proposed replat of Lots 18 & 19 at Schumacher Dugan State Route 747/Union Centre Boulevard Subdivision and showed an aerial image of the property and said the applicant wants to add the adjacent lot and consolidate the two lots. Mr. Acuff highlighted staff comments and noted the County Engineers' Office is reviewing the storm water plan. Mr. Acuff said subject to staff comments, as well as any additional comments from the Butler County Engineers Office, staff does recommend approval of this replat.

Mr. Rumpke moved to recommend approval of replat of Schumacher Dugan, State Route 747/Union Centre Boulevard Subdivision, Replat of Lots 18 & 19, Section 4, Town 2, Range 2, West Chester Township subject to staff comments. Mr. Brown seconded the motion. Motion approved.

AYES: Rumpke, Brown, Baker, Potter, Surber, Cooney

NAYES: None

RESOLUTION#: 17.19

OTHER BUSINESS:

Elect Chairperson of Butler County Planning Commission for 2017

Mr. Acuff asked if there were any nominations to elect a Chairperson for Butler County Planning Commission 2017. Mr. Potter nominated Ms. Surber as chairperson.

Mr. Fehr asked if there were any additional nominations. There were no other nominations.

Mr. Potter made a motion to nominate Ms. Surber as Chairperson for Butler County Planning Commission 2017. Mr. Rumpke seconded the nomination.

AYES: Potter, Rumpke, Brown, Baker, Surber, Cooney

NAYES: None.

RESOLUTION#: 17.20

Elect Butler County Planning Commission Vice-Chairperson for 2017

Mr. Acuff asked if there were any nominations to elect a Vice-Chairperson for Butler County Planning Commission 2017. Mr. Cooney volunteered to continue this role and asked if there were any additional nominations. There were no other nominations.

Mr. Potter made a motion to nominate Mr. Kevin Cooney to continue his role as Vice-Chairperson for Butler County Planning Commission 2017. Mr. Brown seconded the nomination.

AYES: Potter, Brown, Baker, Surber, Rumpke, Cooney

NAYES: None

RESOLUTION#: 17.21

ADJOURNMENT

Mr. Rumpke made a motion to adjourn seconded by Mr. Brown. 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

March 14, 2017

Chair

Secretary