



Butler County Planning Commission

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

Meeting Minutes

MEETING: Wednesday, October 10, 2018, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
Kevin Cooney
Beth Surber
Lonnie Lewis
Steven Brown

Absent: Dave Baker
Bernard "Buck" Rumpke, *Vice-Chair*
Amy Updike

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 September Meeting Minutes as submitted.
Mr. Brown seconded the motion. Motion carried 4-0.

AYES: Lewis, Brown, Surber, Jones

NAYES: None

ABSTAIN: Cooney

PRELIMINARY PLATS

Carriage Hill, Sections 23-25

Princeton-Glendale Rd at Carriage House Blvd.

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff introduced this as a preliminary plat as 81 single family lots on a little over 24 acres. Mr. Acuff referenced two properties on the map and explained the layout. There will be four individual buildings surrounding a single shared driveway. The sidewalks are not connected consistently due to the topography. The land will be leveled where the house pads will be, but other than that, the slopes will remain.

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

Mr. Brown asked if the maintenance of the drive going back to the back lots would be addressed in the PUD. Mr. Acuff stated that he was not sure if the responsibility would fall on the homeowners or the HOA.

Ms. Surber asked if the small portion of land that already has an existing house on it would allow for future development in the future. Mr. Acuff guessed that it could possibly allow for future development, but he didn't know of any plans to do that.

Mr. Cooney asked if the existing drive would be abandoned. Mr. Acuff stated that this point would be added to the notes.

Mr. Brown made a motion to approve **Carriage Hill, Sections 23-25** subject to staff comments with Mr. Cooney's addition. Mr. Cooney seconded this. Motion carries 5-0.

AYES: Brown, Cooney, Surber, Lewis, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.57

Carriage Hill, Sections 23-25 – Sidewalk Waiver

Princeton-Glendale Rd at Carriage House Blvd.

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff introduced this as a sidewalk waiver to allow the continuance of the existing sidewalk patterns due to the layout of the land and existing widths of the sidewalks.

Ms. Surber made a motion to approve **Carriage Hill, Sections 23-25 – Sidewalk Waiver**. Mr. Brown seconded this. Motion carries 5-0.

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

RESOLUTION#: 18.58

FINAL PLATS

Tyler's Vista

*4500 Tylersville Road
Section 12, Town 2, Range 2,
West Chester Township*

Mr. Acuff introduced this as the same plat that came through this past April.

Mr. Acuff reviewed staff comments including addressing a sliver of land owned by a company that is wrapped up in a legal scuffle on the disposition of that property. This should be addressed with the developer. Staff recommended approval per all comments.

Mr. Cooney made a motion to approve **Tyler's Vista** per staff comments. Motion was seconded by Mr. Lewis. Motion carried 5-0.

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

RESOLUTION#: 18.59

VARIANCE REQUEST

Driveway Variance for Lot 220, Ross Trails, Section 5, Block A

Mr. Acuff introduced this variance as a request to deviate from the previously agreed upon driveway note stated in a previous final plat approved approximately a year ago. There is a private drive that goes off the cul-de-sac and all individual driveways

are expected to come off that private drive. With this particular lot, the topography of the lot limits the placement of the house. To accommodate the driveway requirement, a large amount of fill would be required. Applicant is asking for permission to have the driveway access directly off the cul-de-sac.

Planning Commission approval would be in lieu of sending this minor change back through the replat process.

Mr. Cooney questioned if this could possibly open up a slippery slope of picking and choosing which parts of the plats will be enforced. Mr. Acuff stated that he did not have any concerns for that, since there is still a requirement that any alteration of a plat still needs to come through and get Planning Commission approval.

Ms. Surber clarified that if this variance were not granted, a building permit could not be obtained.

Mr. Lewis makes a motion to approve **Driveway Variance for Lot 220, Ross Trails, Section 5, Block A**. Mr. Brown seconded this. Motion carries 5-0.

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

RESOLUTION#: 18.60

ADJOURNMENT

Mr. Cooney 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

October 10, 2018

Chair

Secretary