



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, September 11, 2018, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
Bernard “Buck” Rumpke, *Vice-Chair*
Beth Surber
Lonnie Lewis
Steven Brown

Absent: Dave Baker
Kevin Cooney
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 August Meeting Minutes as submitted. Mr. Rumpke seconded the motion. Motion carried 4-0.

AYES: Lewis, Rumpke, Surber, Jones

NAYES: None

ABSTAIN: Brown

Old Business

The Sanctuary of Liberty, Phase 2, Block B

5850 Nature Trail

Section 33, Town 2, Range 3

Liberty Township

Mr. Acuff introduced this as a final plat that had previously been tabled at the June meeting proposing 3 residential lots and an open space lot on just under 4 acres in Liberty Township. The roads in this development are all private.

Mr. Acuff began to review the staff comments and stated that the primary cause for concern that brought about the tabling of this plat was whether the roads would continue to be private or if they would be public. According to the file, the development is planning to keep the roads private. The township has signed off on that, as has the engineer's office.

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

Mr. Rumpke asked how the developer could satisfy the requirement for 5 lots required for the water main if there are only 4 lots, and one lot already exists alone. Mr. Acuff said that it would be something to address the Water and Sewer department about.

Steve Thompson, Water and Sewer representative, informed the board that at the time that the existing lot was approved, the minimum must have already been met.

Mr. Rumpke made a motion to approve **The Sanctuary of Liberty, Phase 2, Block B;** Mr. Brown seconded this. Motion carries 5-0.

AYES: Rumpke, Brown, Lewis, Surber, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **18.49**

ZONE CHANGES

WCTZ 18-06 Trustees' Text Amendments

West Chester Township

Mr. Acuff introduced these text amendments for West Chester Township. The proposed amendments are to address a section regarding the requirement for rear alley access drives be constructed as properties develop. The proposal is change the necessity from a requirement to a recommendation for these alleys.

Staff recommends approval without comments.

Testimony in favor: Tim Dawson, West Chester Township Planner, added that historically, there have been concerns from property owners about the requirement. In light of the road-widening project, staff recommended to the trustees that the alley access drives be a recommendation rather than a requirement.

Mr. Lewis asked if this would affect the availability of the fire department to access those areas. Mr. Dawson said that it would not because the recommended width of the alley would still stand.

Testimony in opposition: None

Neutral testimony: None

Mr. Lewis made a motion to approve **WCTZ 18-06 Trustees' Text Amendments** per staff comments. Ms. Surber seconded this motion. Motion carries 5-0.

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

RESOLUTION#: 18.50

PRELIMINARY PLATS

Reserves at Elks Pointe, Section Three

4235 Pebble Beach Lane

Section 10, Town 2, Range 3

Liberty Township

Mr. Acuff introduced this as a preliminary plat that expired in May of this year, and is now coming back through to be reapproved. The eastern side was constructed, but the western side has not and therefore the plat needs to be approved to move forward.

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

Ms. Surber made a motion to approve **Reserves at Elks Pointe, Section Three**. Mr. Brown seconded this. Motion carries 5-0.

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

RESOLUTION#: 18.51

Reserves at Elks Pointe, Section Three – Sidewalk Waiver

4235 Pebble Beach Lane

Section 10, Town 2, Range 3

Liberty Township

Mr. Acuff introduced this as a sidewalk waiver to waive the current requirement for 5 foot wide sidewalks in lieu of 4 foot sidewalks to maintain the consistency of the prior sections of this project.

Mr. Rumpke made a motion to approve **Reserves at Elks Pointe, Section Three – Sidewalk Waiver**. Mr. Brown seconded this. Motion carries 5-0.

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

RESOLUTION#: 18.52

FINAL PLATS

Carriage Hill, Section 19

5173 Millikin Road

Section 33, Town 3, Range 3,

Liberty Township

Mr. Acuff introduced this as a section up on Millikin Road for 38 new lots on 25.5 acres. The roads for this section do not connect through to other sections of Carriage Hill, due to a gas main, but there will be a pedestrian connection.

Mr. Acuff reviewed staff comments and recommended approval per those comments.

Mr. Rumpke asked about the access to lots 504, 505, and 506, to which Mr. Acuff informed that there would be a shared driveway, not directly onto Millikin Road.

Mr. Lewis made a motion to approve **Carriage Hill, Section 19**. Motion was seconded by Mr. Rumpke. Motion carried 5-0.

AYES: Lewis, Rumpke, Brown, Surber, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.53

Vista Verde, Section Three

5771 Country View Drive

Section 10, Town 2, Range 3,

Liberty Township

Mr. Acuff introduced 31 new house lots on 21 acres with extensions of Winterpark Drive and Happy Lane with connection to the existing Countryview Subdivision.

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

Mr. Brown makes a motion to approve **Vista Verde, Section Three**. Ms. Surber seconded this. Motion carries 5-0.

AYES: Brown, Surber, Lewis, Rumpke, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.54

Tri-Health Liberty Campus

8038 Liberty Way

Section 12, Town 3, Range 2,

West Chester Township

Mr. Acuff introduced the proposed 4 new lots on 14.75 acres. This is for a commercial development located along Liberty Way just north of Voice Of America Park.

Mr. Acuff reviewed staff comments and recommended approval per comments.

Ms. Surber made a motion to approve **Tri-Health Liberty Campus**. Mr. Rumpke seconded this. Motion carries 5-0.

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

RESOLUTION#: 18.55

Springs at West Chester, Replat of Lots 3 & 4
Union Centre Boulevard at West Chester Road
Section 33, Town 3, Range 2,
West Chester Township

Mr. Acuff introduced this final plat as a combination of the two parcels into a single parcel to be a small retail center. Staff has received a revised plat that addressed all staff comments, so staff recommended approval with no comments.

Mr. Lewis made a motion to approve **Springs at West Chester, Replat of Lots 3 & 4**. Mr. Brown seconded this. Motion carries 5-0.

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

RESOLUTION#: 18.56

ADJOURNMENT

Mr. Rumpke made a motion to adjourn, seconded by Mr. Lewis. 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

September 11, 2018

Chair

Secretary