



**Butler County Department of Development  
Planning Commission  
Hamilton, Ohio**

**Meeting Minutes**

**MEETING:** Tuesday, August 10, 2010; 3:00 p.m.

**ROLL CALL:**

**Present:** Charles Bullington, Chair  
Kevin Cooney, Vice-Chair  
Lynn Nevel  
G. Coe Potter  
Joseph Tucker

**Absent:** Steven Brown  
Chris Flaig  
Shirley Wiant

**STAFF PRESENT:** David Fehr, Planning Director  
Joseph Schmidt, Senior Planner  
Kevin Fall, Butler Soil & Water Conservation

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**APPROVAL OF MINUTES:**

July 13, 2010 Minutes

Mr. Nevel made a motion to approve the July 13, 2010 minutes as submitted.  
Mr. Potter seconded the motion. Motion carried.

AYES: Nevel, Potter, Cooney, Bullington

ABSTAIN: Tucker

NAYES: None

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**ZONE CHANGES:**

None

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**PRELIMINARY PLATS:**

**The Estates of Hawthorne Hills, Section 2, Block B  
Section 21, Town 3, Range 3  
Liberty Township**

Mr. Fehr said he received an email from the developer today and said they are working with the Butler County Engineers' Office (BCEO) on some other issues related to the subdivision but not this particular plat, and the developers' asked that this plat be tabled until next month's meeting and staff is fine with that.

Mr. Tucker made a motion to table the preliminary plat for The Estates of Hawthorne Hills, Section 2, Block B, Section 21, Town 3, Range 3, Liberty Township. Mr. Cooney seconded the motion. Motion carried.

AYES: Tucker, Cooney, Potter Nevel, Bullington

NAYES: None

Resolution# 10.32

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**The Estates of Hawthorne Hills, Section 2, Block B  
Section 21, Town 3, Range 3  
Liberty Township  
Request to extend the preliminary plat approval from two (2) years to three (3) years**

Mr. Bullington said this item would also be tabled as well and asked Mr. Fehr if it required a motion to do so.

Mr. Fehr said he did not feel a motion would be required for this request to be tabled to the next meeting as well.

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**Trails of Four Bridges, Phase 7  
Section 8, Town 3, Range 3  
Liberty Township**

Mr. Fehr said this is an application for re-approval of an expired preliminary plat. Mr. Fehr stated the Trails of Four Bridges is located on the north side of Princeton Road (shown on an aerial map) and just west of Butler-Warren Road which is also the Butler County and Warren County line.

Mr. Fehr said the piece of property has two (2) parts and one is an extension of Manchester Court(outlined in blue) and the other part is an extension of Amberly Court and Berkshire Place which is these two (2) streets here (as shown on map) with two additional cul-de-sacs.

Mr. Fehr said the subdivision is a Planned Unit Development and in the center of the subdivision there is a community pool, club house, there are soccer fields, walking trails and ponds; this portion of the property (pointed to on the map) was preserved for a neighborhood school so that is currently owned by the Lakota Board of Education and there is no immediate plans for a school but that was left there in case there is ever a need for a school there and there is an existing retention pond located here (pointed to on map) and Mr. Fehr indicated where the cul-de-sac streets are and said this is a re-approval of an expired preliminary plat.

Mr. Fehr said staff comments are in the Planning Commission packets and the first six items are our regular, typical comments and item 7, the Soil and Water Conservation Office would like a High Water Table note on the final plat and the BCEO is asking that the right-of-way be dedicated on Butler-Warren Road and Princeton Road for future roadway expansion and finally existing storm water detention needs to be put into a Home Owners' Association drainage easement before the final plat approval.

Mr. Fehr said staff does recommend approval subject to staff comments.

IN FAVOR: Ms. Melanie Wittich, with McGill Smith Punshon stated they seek approval and they are fine with all the conditions.

IN OPPOSITION: None

Mr. Tucker made a motion to approve the preliminary plat for Trails of Four Bridges, Phase 7, Section 8, Town 3, Range 3, Liberty Township, subject to staff conditions. Mr. Cooney seconded the motion. Motion carried.

AYES: Tucker, Cooney, Potter, Nevel, Bullington

NAYES: None

Resolution # 10.33

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**FINAL PLATS:**

**Princeton Crossing Commercial Subdivision, Replat Lot 3,  
Section 3, Town 2, Range 2  
West Chester Township**

Mr. Fehr said this property is located in West Chester Township. The applicant and the Ohio Department of Transportation (ODOT) are in discussions about where the driveway location will be located on this property since it is adjacent to State Route 747 and those issues have not been worked out yet so staff is requesting that this be tabled for one (1) month and will be reviewed at the September meeting.

Mr. Tucker made a motion to approve the request to table the final plat for Princeton Crossing Commercial Subdivision, Replat Lot 3, Section 3, Town 2, Range 2 West Chester Township. Mr. Cooney seconded the motion. Motion carried.

AYES: Tucker, Cooney, Potter, Nevel, Bullington

NAYES: None

Resolution# 10.34

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**OTHER BUSINESS:**

Mr. Fehr announced that there were cutbacks at Butler Soil & Water Conservation Office and Mr. Doug Dirksing was laid off and is no longer there. Mr. Dirksing was a great resource for the urban program for us and for home owners in general and it is kind of a loss - but Mr. Kevin Fall, the Director at Butler Soil & Water, is going to try and pick up the slack as best as he can and some of Doug's activities have been transferred over to the BCEO to make sure things do not get dropped and we will try and keep the program up as best we can.

Mr. Kevin Fall introduced himself and said he has been with the District for six years and has been through a lot of the transition with all of the partners here to building the program and we want to continue that program and is still a priority to their Board of Supervisors to continue their natural resource protection process and making sure any natural resource issues are brought to your attention and answering any questions or concerns you may have regarding those pieces to help you make the best decisions possible and their Board is committed to continuing that.

Mr. Fall said with reduction in staff, they are reorganizing and readjusting but this will continue to be a priority of the District.

Mr. Fehr said another item, on a good note, was last spring, the Planning Commission was asked to pass a resolution in support for a project in the City of Oxford at the Miami Heritage Technology Park, they were applying for a grant from the State of Ohio, and they actually did receive the grant for \$3.5 million dollars, \$1.5 million will be put toward infrastructure - water lines, utilities, roadways out on site, commonly referred to as the "Daylily Farm", located on the north side of Route 73 and east of Oxford. The other million dollars of the project will be going towards a first building. Mr. Todd Dockum is the one who helped get the grant and project going on his family's farm, and while a \$1 million does not build a lot of building these days so Mr. Dockum is looking to partner possibly with Cincinnati Bell, some kind of data center as a first tenant to get the technology park this as a Business PUD approximately two (2) years ago and Mr. Dockum is meeting with people at the Department of Development to learn more details about the grant money - the time frame, parameters and once those items are known he will sit down with Mr. Schmidt and I and get started - looking at getting a contractor, programming, and it is grant money not a loan and it is seed money to get something started out there.

Mr. Bullington said when they first approved that, wasn't Miami University going to try and do some facility on that piece of property.

Mr. Fehr said he believes those discussions are ongoing but he did not believe it was a requirement of the grant, but there would likely be interest on the part of the University as a natural fit.

Mr. Tucker asked if they could get old comments and suggestions for them.

Mr. Fehr said sure and he can do that.

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**ADJOURNMENT:**

Mr. Nevel made a motion to adjourn. Mr. Tucker seconded. All in favor. Meeting adjourned.

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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 by Lee Margraf and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting same and must be prepaid.

Hamilton, Ohio  
August 10, 2010

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Chair

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Secretary

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Lee Margraf