



**BUTLER COUNTY PLANNING COMMISSION**  
**Butler County Administrative Center**  
**315 High Street, Conference Room #1**  
**Hamilton, Ohio**

**MEETING MINUTES**

**MEETING:** Tuesday, August 12, 2014, 3:00 p.m.

**ROLL CALL:**

**Present:** Charles Bullington, Chair  
Steven Brown  
G. Coe Potter  
Bernard "Buck" Rumpke  
Shirley Wiant

**Absent:** David Baker  
Kevin Cooney  
Beth Surber

**Staff Present:** Peter Z. Acuff, Dept. of Development  
David Fehr, Dept. of Development  
Constance Kepner, Water & Sewer

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Meeting was brought to order at 3:17 p.m.

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**APPROVAL OF MINUTES:**

July 8, 2014

Ms. Wiant made a motion to approve the July 8, 2014 Meeting Minutes as submitted. Mr. Potter seconded the motion. Motion carried.

**AYES:** Wiant, Potter, Brown, Rumpke, Bullington

**NAYES:** None

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**ZONE CHANGES:**

**WCTZ 14-04**

**Villas at Park Place Expansion, R-1A to R-PUD**

Section 5, Town 2, Range 2

West Chester Township

Mr. Potter said he is in the process of a potential development with the developer and so he will have to abstain from all of the discussion on this petition as well as voting on it.

Mr. Acuff gave details on the property and the request to rezone from R-1A to R-PUD. He showed an aerial image of the property and highlighted the staff comments, and said staff has reviewed it and recommends approval to West Chester Township subject to staff comments.

Applicant, David Labus, Park Place West Chester LLC, 8000 Park Place Circle, West Chester Township, said this is a straight forward expansion meeting the West Chester Township Land Use Plan and they have met with the various departments and understand their initial comments and obviously they are not at the final engineering stage and have no concerns about the staff conditions and will work them out as they enter into the final engineering stage.

Mr. Rumpke asked if there is a detention in the new phase.

Mr. Labus replied yes and indicated the location on the rendering.

Mr. Bullington asked if there was any thought about doing a sidewalk along Beckett Road.

Mr. Labus said they do have a sidewalk along the tree buffering on Beckett and Tylersville Road and it has been asked of them to continue the sidewalk to dead-end at both roads and possibly across Tylersville and they also have internal sidewalks.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

Mr. Brown made a motion to approve WCTZ 14-04, Villas at Park Place Expansion, R-1A to R-PUD per staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Brown, Wiant, Rumpke, Bullington

ABSTAINED: Potter

NAYES: None

**RESOLUTION: 14.47**

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**PRELIMINARY PLATS:**

**The Village of Venice**

Sections 28 & 33, Town 3, Range 2  
West Chester Township

Mr. Acuff presented details on the property and what the applicant is proposing for development on this property. Mr. Acuff highlighted staff comments and said staff recommends approval of the preliminary plat.

Mr. Bullington made a motion to approve the preliminary plat for The Village of Venice, Sections 28 & 33, Town 3, Range 2, West Chester Township subject to staff comments. Mr. Rumpke seconded the motion. Motion carried.

AYES: Bullington, Rumpke, Brown, Wiant, Potter

**RESOLUTION: #14.48**

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**Sidewalk Waiver Request**

**The Village of Venice**

Sections 28 & 33, Town 3, Range 2  
Ross Township

Mr. Acuff said the applicant is requesting a sidewalk waiver from the subdivision regulations for an open ditch section for a portion of road and said initially there was a misunderstanding but Ross Township is ok with the sidewalk waiver request as proposed.

Mr. Potter made a motion to approve the sidewalk waiver request as presented. Mr. Brown seconded the motion. Motion approved.

AYES: Potter, Brown, Wiant, Rumpke, Bullington

**RESOLUTION: #14.49**

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**Glenview Farm Estate at Foxborough, Phase Two**

Section 6, Town 2, Range 2  
West Chester Township

Mr. Acuff gave details for the last section of the Foxborough Subdivision and highlighted staff comments. Mr. Acuff said staff recommends approval subject to staff comments.

Ms. Wiant asked if a bike trail is already in there.

Mr. Fehr said there is an existing path.

Mr. Jim Watson, McGill Smith Punshon, 3700 Park 42 Drive, Cincinnati, Ohio, 45241, spoke about the bike path to the west that goes along the frontage of earlier sections of Foxborough and extends west of that.

Ms. Wiant made a motion to approve the preliminary plat Glenview Farm Estate at Foxborough, Phase Two, Section 6, Town 2, Range 2, West Chester Township per staff comments. Mr. Brown seconded the motion. Motion carried.

AYES: Wiant, Brown, Potter, Rumpke, Bullington

NAYES: None

**RESOLUTION: #14.50**

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**Sidewalk Waiver Request**

**Glenview Farm Estate at Foxborough, Phase Two**

Section 6, Town 2, Range 2  
West Chester Township

Mr. Acuff said due to current Subdivision Regulation requirements a sidewalk would be required, technically, along State Route 747, and it is not in West Chester Township's Land Use Plan to have pedestrian access and ODOT prefers not to have pedestrian access in that location and staff recommends approval of the waiver request.

Mr. Brown made a motion to approve the sidewalk waiver request for Glenview Farm Estate at Foxborough, Phase Two, Section 6, Town 2, Range 2, West Chester Township as presented. Ms. Wiant seconded the motion. Motion carried.

AYES: Brown, Wiant, Potter, Rumpke, Bullington

## **RESOLUTION 14.51**

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### **FINAL PLATS:**

#### **Rentschler Estates, Section Three, Block A**

Section 22, Town 3, Range 2  
West Chester Township

Mr. Acuff showed an aerial image and plat map of the property. Mr. Acuff highlighted the revised plat details and staff comments and said staff does recommend approval.

Mr. Rumpke made a motion to approve the final plat for Rentschler Estates, Section Three, Block A, Section 22, Town 3, Range 2, West Chester Township per staff comments. Mr. Brown seconded the motion. Motion carried.

AYES: Rumpke, Brown, Wiant, Potter, Bullington

NAYES: None

## **RESOLUTION # 14.52**

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#### **Lanes Landing, Section Four**

Section 16, Town 3, Range 3  
Liberty Township

Mr. Acuff gave details on the final plat for the last section of Lanes Landing's development. Mr. Acuff said they received revised plans and highlighted the outstanding comments and staff recommends approval once the remaining comments are met.

Mr. Brown made a motion to approve the final plat for Lanes Landing, Section Four, Section 16, Town 3, Range 3, Liberty Township subject to staff comments. Mr. Potter seconded the motion. Motion carried.

AYES: Brown, Potter, Wiant, Rumpke, Bullington

NAYES: None

ABSTAINED: None

**RESOLUTION: 14.53**

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**Windsor Estates, Section Three**

Section 34, Town 3, Range 3

Liberty Township

Mr. Acuff gave details for the proposed 44 lots on the 28 ½ acre parcel, highlighted staff comments and said the revised plan, which was submitted yesterday, met the majority of staff comments and staff recommends approval once the remaining comments are completed.

Mr. Potter made a motion to approve the final plat for Windsor Estates, Section Three, Section 34, Town 3, Range 3, Liberty Township subject to staff comments. Mr. Rumpke seconded the motion. Motion carried.

AYES: Potter, Rumpke, Brown, Wiant, Bullington

NAYES: None

**RESOLUTION: 14.54**

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**Harbour Towne Park, Section Four, Block A**

Section 9, Town 2, Range 3

Liberty Township

Mr. Acuff gave details on the proposed 20 lots on the 19 acre parcel and highlighted the remaining comments by staff and said staff recommends approval of the revised subject to staff comments.

Ms. Wiant made a motion to approve the final plat for Harbour Towne Park, Section Four, Block A, Section 9, Town 2, Range 3, Liberty Township, subject to staff comments. Mr. Brown seconded the motion. Motion carried.

AYES: Wiant, Brown, Potter, Rumpke, Bullington

NAYES: None

**RESOLUTION: 14.55**

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**Liberty Towne Center, Section One, Replat of Lot 4**

Section 19, Town 3, Range 3

Liberty Township

Mr. Acuff presented details for the proposed replat for Section One and said the revised plan submitted addressed all of the staff comments and staff does recommend approval of this final plat without comments.

Mr. Bullington made a motion to approve the final plat Liberty Towne Center, Section One, Replat of Lot 4, Section 19, Town 3, Range 3, Liberty Township as submitted. Ms. Wiant seconded the motion. Motion carried.

AYES: Bullington, Wiant, Brown, Potter, Rumpke

NAYES: None

**RESOLUTION: 14.56**

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**ADJOURNMENT**

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

Hamilton, Ohio  
August 12, 2014

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Chair

\_\_\_\_\_  
Secretary

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Lee Margraf