



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

**MEETING:** Tuesday, December 10, 2013, 3:00 p.m.

**ROLL CALL:** Charles Bullington, Chair  
Kevin Cooney, Vice-Chair  
Steven Brown  
G. Coe Potter  
Shirley Wiant

**Absent:** Dave Baker  
Beth Surber

**Staff Present:** Peter Z. Acuff, Dept. of Development  
Lee Margraf, Dept. of Development  
Constance Kepner, Water & Sewer  
Amy Cameron, Butler Soil & Water Conservation

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**APPROVAL OF MINUTES:**

**October 8, 2013 Meeting Minutes**

Ms. Wiant made a motion to approve the October 8, 2013 Meeting Minutes as submitted. Mr. Brown seconded the motion. Motion carried.

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

**ABSTAIN:** Cooney

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**November 12, 2013 Meeting Minutes**

Mr. Potter made a motion to approve the November 12, 2013 Meeting Minutes as submitted. Mr. Cooney seconded the motion. Motion carried.

**AYES:** Potter, Cooney, Wiant, Bullington

**ABSTAIN:** Brown

**ZONE CHANGES:**

**WCTZ 13-04**

**Stagge Residence, Major Modification to Beckett Ridge PUD  
West Chester Township**

Mr. Acuff showed an aerial image of the property and said this is an application requesting a major modification to the Beckett Ridge Planned Unit Development (PUD) on the Stagge residence in West Chester Township and said the Stagge family owns about 6.5 acres and it is included in the calculation of open space for Beckett Ridge overall PUD. The request is to modify the PUD to allow them to construct one (1) single family structure for their daughter and her family in this corner of the property (as shown on the map).

Mr. Acuff said the zoning for the area will not change and will still be zoned PUD and it will be the addition of a single family residence in the open space. County staff has reviewed it and the only concern is the flood plain issue, however, the proposed area for where the residence will be built is well outside the flood plain area and the applicant is well aware of the flood plain and that cautions need to be taken if the location of the house should change from where it is proposed. Mr. Acuff said staff does recommend approval and it's his understanding that the Township is in favor of this and even with the construction there will still be adequate open space for this PUD.

Mr. Potter asked if this entire lot would be modified out of open space.

Mr. Bryan Behrmann, West Chester Township Community Development Planner, said the remainder of the open space, except for the property being reserved for the house, would typically be considered an open space still.

Mr. Bullington asked if it will be a house with a detached or an attached garage.

Mr. Behrmann replied he did not know, but from a zoning standpoint West Chester zoning would not be a concern provided they meet all of the setbacks and location requirements within Township zoning.

Mr. Potter said so there will be no specific area for them to build the house other than where the house is...

Mr. Behrmann replied not right now unless the committee wants to specify a certain percentage that can only be used for the residence.

Applicants Mr. Roger Stagge and Ms. Roberta Stagge, 6450 West Chester Road, West Chester Township introduced themselves.

Mrs. Stagge said their dream was for their daughter and her family to move back here and build a house on this land that they own and her son-in-law just took a job in West Chester and they sold

their house in Lexington so they have seen the light and we live there and we would like for them, and their six children to live close and be right there.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION: None

NEUTRAL COMMENTS: None

Mr. Cooney made a motion to approve zone change WCTZ13-04, Stagge Residence, Major Modification to Beckett Ridge PUD, West Chester Township subject to staff conditions. Mr. Brown seconded the motion. Motion carried.

AYES: Cooney, Brown, Wiant, Potter, Bullington

NAYES: None

**RESOLUTION #: 13.69**

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**PRELIMINARY PLATS**

No Preliminary plats on agenda

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**FINAL PLATS:**

**Village of Princeton, Replat of Lot #39  
Section 2, Town 2, Range 3,  
Liberty Township**

Mr. Acuff showed an aerial map of the property, pointed out the location and said the applicant wishes for this to go through. Staff has reviewed this case and had minimal comments. The applicant wishes to split the property down the middle and the back lot would need access to public water since it has no road frontage but staff received a letter from Liberty Township with a request of consideration to table this to resolve some issues.

Mr. Acuff said when the PUD was approved; one of the conditions was have an unencumbered access easement run through across this property. After the PUD was approved, and when the owners recorded the easement they changed it to require compensation for allowing access across the property there. So, currently that easement is not in compliance with the approved PUD and the Township is requesting consideration for tabling this until the issues are sorted out.

Mr. Potter made a motion to table the final plat for Village of Princeton, Replat of Lot #39, Section 2, Town 2, Range 3, Liberty Township until the Township can sort these issues out. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Cooney, Brown, Bullington

NAYES: None

RESOLUTION #: 13.70

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### **ADJOURNMENT**

Mr. Brown made a motion to adjourn seconded by Mr. Cooney. 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  
December 10, 2013

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Chair

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Secretary

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Lee Margraf