



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

MEETING MINUTES

MEETING: Tuesday, February 10, 2015, 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair
David Baker
Steven Brown
G. Coe Potter
Bernard "Buck" Rumpke (arrived at 3:07 PM)
Beth Surber
Shirley Wiant

Absent: Kevin Cooney

Staff Present: Peter Z. Acuff, Dept. of Development
Lee Margraf, Dept. of Development
Constance Kepner, Butler County Water & Sewer Department
Eric Pottenger, Butler County Engineers Office

Meeting was brought to order at 3:00 p.m.

APPROVAL OF MEETING MINUTES:

Mr. Brown made a motion to approve the December 9, 2014 draft Meeting Minutes as submitted. Mr. Bullington seconded the motion. Motion approved.

AYES: Brown, Bullington

ABSTAINED: Baker, Potter, Surber, Wiant

NAYES: None

Mr. Rumpke arrived at 3:07 PM

OTHER BUSINESS:

Liberty Township Land Use Plan Amendments
Planned Business Park to Planned Community Mixed Use,
(Part of Liberty One Office Park, Hamilton-Mason Road)
Section 19, Town 3, Range 3
Liberty Township

Mr. Acuff said this is a two-part case; the Land Use Plan is also the same property that the upcoming zone change case is. Township Trustees have recommended approval of the Land Use amendments and that is the purpose of the two being together. Mr. Acuff gave details on the property and its proximity to Cincinnati-Dayton Road and showed a map of the area.

Mr. Brown asked if the property just to the west is it a PUD.

Mr. Acuff replied yes, it is currently residential. And said this is the Land Use Plan Map not the Zoning Map.

Mr. Bullington asked if the single-family residential houses to the north are part of this or do they exist.

Mr. Acuff replied existing.

Mr. Potter made a motion to approve the Planned Business Park to Planned Community Mixed Use, (Part of Liberty One Office Park, Hamilton-Mason Road), Section 19, Town 3, Range 3 Liberty Township as presented. Ms. Wiant seconded the motion.

AYES: Potter, Wiant, Brown, Baker, Surber, Bullington

NAYES: None

RESOLUTION: 15.04

PRELIMINARY PLATS: None

ZONE CHANGES:

Continental Properties, B-PUD to R-PUD
(Part of Liberty One Office Park, Hamilton-Mason Road)
Section 19, Town 3, Range 3
Liberty Township /*

Mr. Acuff gave details on that same parcel viewed in the Land Use Plan and the proposed changes for 288 units of residential along with clubhouse and pool and other amenities as well. Mr. Acuff showed an aerial map and zoning map of the property as submitted. Mr. Acuff said staff met and highlighted the staff comments and said initially staff had recommended denial of the zone change due to the lack of access connection, however, the applicant responded to the list (and was received on February 6, 2015 of

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which a copy is contained in the Board members' packets) and said they will comply and will make that connection under a revised site plan and which will be submitted at the Liberty Township Zoning Commission meeting on March 2, 2015 and it is based on that letter to include the connection, the Butler County staff recommends approval to the Township Zoning Commission and Township Trustees for them to vote on. Mr. Acuff added the applicant addressed all of the staff concerns.

Representing the applicant, Ms. Sara Johnson, Continental Properties, W 134 N 8675 Executive Parkway, Menominee Falls, WI, introduced herself and gave a brief overview of the history and projects completed by Continental properties, then showed a presentation with detailed information and pictures of the proposed residential development and the numerous amenities it will offer and said this is the same presentation and format when they met with the Board of Trustees in January. Ms. Johnson said they had a neighborhood meeting with some neighbors showing up at Township Trustee meeting last month and received more than 20 letters from local businesses and homeowners supporting the development.

Ms. Surber asked how their gated community will coincide with access to the neighboring property work.

Ms. Johnson said there will be more than one (1) gate and proceeded to show the proposed layout and will work and said they will work with the Engineers Office for emergency access, etc.

Mr. Rumpke asked about studio, 1-, 2- and 3-bedroom residences and asked if they were multi floor.

Ms. Johnson said they will all be single level.

Mr. Rumpke asked if there was a rent schedule.

Ms. Johnson replied the they use a third-party software to calculate rates, which can fluctuate, and they start at a base of \$800 for studios to \$1,800 for a three-bedroom and some of them are eligible for upgraded lighting and garage.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL COMMENTS: None

Mr. Brown asked if the Planning Commission makes a motion to approve does it have a stipulation that the access east and west.

Mr. Acuff said staff comments will be transmitted to the Township as is here and that stipulation would be in here.

Mr. Brown made a motion to approve Continental Properties, B-PUD to R-PUD, Hamilton-Mason Road, Section 19, Town 3, Range 3, Liberty Township per staff comments. Mr. Rumpke seconded the motion. Motion carried.

AYES: Brown, Rumpke, Baker, Potter, Surber, Wiant, Bullington

NAYES: None

RESOLUTION #: 15.05

FINAL PLATS:

Carriage Crossing, Section One
Section 3, Town 2, Range 3
Liberty Township

Mr. Acuff presented detailed information on the final plat for Carriage Crossing Section One, Liberty Township (formerly known as Millikin Estates) including an aerial image and a plat map of the property. Mr. Acuff highlighted staff comments and said staff does recommend approval subject to staff comments.

Mr. Potter asked for further explanation regarding connectivity to the property to the north where it states, “future connection.

Mr. Acuff said this is a two-phase project.

Mr. Rumpke made a motion to approve Carriage Crossing, Section One, Section 3, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Potter seconded the motion. Motion carried unanimously.

AYES: Rumpke, Potter, Baker, Brown, Surber, Wiant, Bullington

NAYES: None

RESOLUTION# 15.06

ADJOURNMENT

Ms. Wiant made a motion to adjourn seconded by Mr. Potter. 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
February 10, 2015

Chair

Secretary

Lee Margraf