

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



Meeting Minutes

MEETING: Tuesday, February 8, 2011; 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair
Kevin Cooney, Vice-Chair
Steven Brown
Lynn Nevel
G. Coe Potter
Shirley Wiant

Absent: Christopher Flaig
Joseph Tucker

STAFF PRESENT: David Fehr, AICP, Planning Director
Lee Margraf, Department of Development
Kevin Fall, Butler Soil & Water Conservation District
Constance Kepner, Water & Sewer Department
Ryan Smith, Butler Soil & Water Conservation District

APPROVAL OF MINUTES:

January 11, 2011 Minutes

Mr. Nevel made a motion to approve the January 11, 2011 minutes as submitted.
Ms. Wiant seconded the motion. Motion carried.

AYES: Nevel, Wiant, Potter, Cooney, Brown, Bullington

NAYES: None

FINAL PLATS:

Dalewood Subdivision, Sixth Addition, Replat Lot 244

Section 22 & 16, Town 3, Range 2
West Chester Township

Mr. Fehr said this was presented to the Planning Commission at the January 2011 monthly meeting and was tabled. Staff received a call from the developer last week stating they are still having difficulty getting sewer service to the property and requested to have the Planning Commission table this item to the March 8, 2011 Planning Commission meeting. He added that staff is satisfied with that.

Mr. Potter made a motion to approve the request to table Dalewood Subdivision, Sixth Addition, Replat Lot 244, Section 22 & 16, Town 3, Range 2, West Chester Township, until the March 8, 2011 Planning Commission meeting. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Nevel, Cooney, Brown, Bullington

NAYES: None

Resolution#: 11.04

The Streets of West Chester, Replat Lot 15

Phase 1, Section 27, Town 3, Range 2
West Chester Township

Mr. Fehr showed an aerial map of the property and said this property is located east of Interstate 75 and along the bottom of the screen is Allen Road, which is an existing road. Mr. Fehr showed the property's location in relation to the Rave Motion Picture Theater and Union Centre Boulevard (top of photograph) and the retail area just south of the movie theater.

Mr. Fehr said technically this is a replat and the theater and retail project already went in. and this here (pointed to on map) got platted as one (1) large lot until they could find an end-user. The applicant is now creating additional building sites on the property.

Mr. Fehr said there are already two existing detention basins on the property and an existing street network. There was a foreclosure issue with the original developer on this and now there is a new developer who will finish up the project. The concept of this area will be a "landominium" and they will be attached single family units and each unit will have an individual driveway and individual front entrance.

Mr. Fehr said the proposed units themselves will either be 4-, 5-, or 6-attached units and the applicant is asking for approval today basically five (5) of these "pods" in this area of the project (north of Allen Road and pointed to on map) and these would be the individual lots

and the owners will actually own the real estate under the town home unit but they will share a common wall and there will be a Home Owners' Association to maintain the common areas.

Mr. Fehr said off of the public street there will be a couple of private streets and you will see the front of the building from River Walk Drive, however, the driveways and garages will be towards the rear.

Mr. Fehr pointed to a section and said on this part of the project there will be a private drive, there will be back-loaded garages and it will have an urban feel like a downtown area with the buildings and sidewalks close to the street. There will be on-street parking with sidewalks up to the units; a separate a driveway and garage toward the rear and there will be alley-ways. This will provide a lot of good pedestrian access and cross walks and there will be a path along Allen Road. He added this project will tie into all of the retail and shopping area.

Mr. Fehr showed several drawings to show more detail of this proposed phase and an image of what the future phases might look like.

Mr. Fehr said since this is a final plat there is no Staff Report. This plat has been presented to County agencies and Staff did recommend approval of this final plat.

Mr. Bullington said he noticed one drawing indicated a street named Urban Park, and on the other plat shown the same street is listed as Union Park and asked for confirmation of the correct street name.

Mr. Fehr said there is a discrepancy between Union Park which was put on the plat submitted by McGill Smith Punson (Engineering firm) and the final development plan.

Mr. Patrick Merten said he is representing the new developer, Schumacher Schwarz, and there is a discrepancy. He stated Union Park is correct.

Mr. Fehr said the subdivision plat that we are looking at is the correct one.

Ms. Wiant asked which section is being reviewed today.

Mr. Fehr said pods one (1) through five (5) are up for review today and pointed to them on the drawing. He said the pieces being looked at today are this here and then down in this area (pointed to specifically on the drawing).

Mr. Fehr said just this drawing (shown) makes it difficult to get a feel for it all, but the other drawing shows the larger scope of the area.

Mr. Fehr said all of the water and sewer easements and detention easements have already been recorded.

Mr. Bullington said he believes all of the utilities have gone in as well.

Mr. Fehr told the Planning Commission if this final plat is approved, it will be subject to bond.

Mr. Brown made a motion to approve the final plat for The Streets of West Chester Replat Lot 15, Phase 1, Section 27, Town 3, Range 2, West Chester Township for one (1) year subject to bond. Mr. Nevel seconded the motion. Motion carried.

AYES: Brown, Nevel, Potter, Cooney, Wiant, Bullington

NAYES: None

Resolution#: 11.05

OTHER BUSINESS:

Great Miami River Recreation Trail Open House

Mr. Fehr distributed a flyer to the Planning Commission and said the Great Miami River Recreation Trail Open House will be held February 22, 2011 at the Butler County Engineer's Office and we will send mailing notifications to all of the adjoining property owners along the trail to give them an idea of what the project is about and the County Engineers' staff, as well as the Department of Development staff, will be on hand to answer any questions or concerns the public may have.

Mr. Fehr said our hope is to get this out to bid February or March 2011 and have it constructed this year. This is part of the Clean Ohio Trails Fund dollars that was granted last year.

Mr. Potter asked how long this section will be.

Mr. Fehr said he believes it is four (4) miles and said there is a map on the back side of the flyer. On the east side, it will start at Rentschler Forest (near the parking lot and soccer fields) and it will be a separate trail from Canal Road but follow along Canal Road, follow along the Hamilton Hydraulic Canal, under U.S. Route 127 in Hamilton and stop along the Great Miami River.

Mr. Fehr said the portion that he and Mr. Joseph Schmidt worked on is the Canal Road/Allison Avenue portion of it, the remainder is funded by the Hamilton Community Foundation and they are working with the City of Hamilton for that portion.

ADJOURNMENT:

Mr. Potter made a motion to adjourn. Ms. Wiant seconded the motion. 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 same and must be prepaid.

Hamilton, Ohio
February 8, 2011

Chair

Secretary

Lee Margraf