



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

MEETING MINUTES

MEETING: Tuesday, February 9, 2016, 3:00 p.m.

ROLL CALL:

Present: Kevin Cooney, Vice Chair
Steven Brown
G. Coe Potter
Beth Surber
Shirley Wiant

Absent: David Baker
Charles Bullington, Chair
Bernard "Buck" Rumpke

Staff Present: Peter Z. Acuff, Dept. of Development
Lee Margraf, Dept. of Development
Constance Kepner, Water & Sewer

Meeting opened at 3:02 p.m.

APPROVAL OF MEETING MINUTES:

MS. Wiant made a motion to approve the January 12, 2016 draft Meeting Minutes as submitted.
Mr. Potter seconded the motion. Motion approved.

AYES: Wiant, Potter, Brown, Surber, Cooney

NAYES: None

ZONE CHANGES:

None

PRELIMINARY PLATS:

Gregory Creek Reserve (Revised Plat)

Section 4, Town 2, Range 3,
West Chester Township

Mr. Acuff showed an aerial map of the property and said this is a revised preliminary plat of a development this Board reviewed and approved back in the fall and they have since made some changes to the layout of 250 lots.

Mr. Acuff showed a plat map and indicated the proposed changes including the major reconfiguration of the roads looped and noted an area with zoning issues due to split zoning that will have to be sorted out.

Mr. Acuff highlighted staff comments and said staff does recommend approval of the revised preliminary plat for Gregory Creek subject to staff conditions and is subject to Liberty Township's Zoning Commission review and approval.

Applicant, Mr. Shane DeLong, with RVP Engineering, 5965 Furlong Way, Liberty Township, Ohio introduced himself as the consultant for the Developer and said the reason for the changes was the environmental impacts that forced their hand to make some changes to the layout and that is why they revised the plat and he offered to answer any questions.

Ms. Surber made a motion to approve the revised preliminary plat for Gregory Creek Reserve (Revised Plat), Section 4, Town 2, Range 3, West Chester Township subject to staff comments. Ms. Wiant seconded the motion. Motion passed unanimously.

AYES: Surber, Wiant, Potter, Brown, Cooney

NAYES: None

RESOLUTION#: 16.06

FINAL PLATS:

Springs at West Chester

Section 3, Town 3, Range 2,
Fairfield Township

Mr. Acuff showed an aerial image of the property and stated this is the final plat for the apartment complex just west of the library and the subdivision they are proposing is two (2) commercial lots on 22 acres, formerly known as the Varnau's Garden Center on West Chester Road. Mr. Acuff showed a rendering of the proposed new layout and noted the entrance on West Chester Road.

Mr. Acuff showed a plat map and identified the larger lot where the apartments will be developed and a smaller lot for future commercial development.

Mr. Acuff highlighted staff comments and said staff does recommend approval.

Mr. Eric Gumm, Land Planner with Continental Properties, W. 134 N. 8675 Executive Parkway, Menominee Falls, WI 53051, introduced himself and said on behalf Continental Properties he wants to thank the Board for their time in reviewing this and offered to answer any questions.

Mr. Brown made a motion to approve the final plat for Springs at West Chester, Section 33, Town 3, Range 2, Fairfield Township subject to staff comments. Mr. Potter seconded the motion. Motion carried.

AYES: Brown, Potter, Surber, Wiant, Cooney

NAYES: None

RESOLUTION#: 16.07

OTHER BUSINESS:

Informal Review of Fairfield Township Vision Plan

Fairfield Township

Mr. Acuff said an email was sent to the Board members with a link to review the Fairfield Township Vision Plan.

Mr. Acuff said prior to the Township Trustees taking any action on this, they have asked this Board to review the plan and welcome any comments or concerns. Staff has reviewed it and had some comments which have been communicated to Mr. Robert McIntyre, Fairfield

Township Zoning. Mr. Acuff welcomed any comments and said he would be happy to receive them by email or telephone and he would pass them on to the Township.

Mr. Potter asked Mr. Acuff what was the nature of the staff's comments on the plan. Mr. Acuff said they included comments on the Transportation section; some typos and spelling edits and a general comment is the fact this plan has been a longtime in the making and there is some concern some of the elements may have been applicable when the process started and so it would be beneficial for the Township to review from a perspective to ensure it remains to be the current day vision of the Township.

Mr. Acuff asked Mr. Robert McIntyre, Fairfield Township Zoning, what their time frame is on this and Mr. McIntyre replied they are meeting on February 17, 2016 then a public hearing would be scheduled after the Township Trustees' meeting.

Mr. Acuff said once the Township Trustees approve it. It will come back to this Board for formal adoption as part of the County Land Use Plan.

ADJOURNMENT

Ms. Wiant 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
February 9, 2016

Chair

Secretary

Lee Margraf