



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

**MEETING MINUTES**

**MEETING:** Tuesday, January 12, 2016, 3:00 p.m.

**ROLL CALL:**

**Present:** Charles Bullington, Chair  
Kevin Cooney, Vice Chair  
Steven Brown  
G. Coe Potter  
Bernard "Buck" Rumpke  
Beth Surber  
Shirley Wiant

**Absent:** David Baker

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

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Meeting opened at 3:03 p.m.

**APPROVAL OF MEETING MINUTES:**

Mr. Rumpke made a motion to approve the December 8, 2015 draft Meeting Minutes as submitted. Mr. Potter seconded the motion. Motion approved.

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

**ABSTAINED:** Brown

**NAYES:** None

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**ZONE CHANGES:**

None

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**PRELIMINARY PLATS:**

None

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**FINAL PLATS:**

**Venice Crossing, Section One, Block A**

Section 28, Town 3, Range 2,  
Ross Township

Mr. Acuff showed an aerial map of the property and said this is the first section of Venice Crossing and there are 20 lots on 15.7 acres and the section outlined in green is the entire Venice Crossing property and was rezoned to PUD last couple years. Section One is outlined in red on the aerial map and is the only portion under review at this time.

Mr. Acuff showed a plat map and said the colored boundaries for Section One are outlined in yellow, light blue and magenta: with three (3) types of residences: the area highlighted in yellow are four-unit housing units and they will all be platted as a single lot; those highlighted in light blue are patio homes on the south side and will be seen as replats later; the remaining highlighted in magenta are single family residences. Mr. Acuff provided details on the proposal and indicated where public and private streets are located within Section One. Mr. Acuff highlighted staff comments and said staff recommends approval of this final plat subject to staff comments.

Ms. Etta Reed, Bayer and Becker, 6900 Tylersville Road, Mason, Ohio, said she is here on behalf of the applicant and stated they met with Butler County Engineers Office and the County Planning Staff on Friday and reviewed the staff comments and feel confident they can meet all of the requirements asked.

Mr. Potter made a motion to approve the final plat for Venice Crossing, Section One, Block A, Section 28, Town 3, Range 2, Ross Township subject to staff comments. Mr. Cooney seconded the motion. Motion passed unanimously.

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

NAYES: None

**RESOLUTION#: 16.01**

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**Fairfield Falls, Block A – Replat of Lot 8081**

Section 16, Town 2, Range 3,  
Fairfield Township

Mr. Acuff showed an aerial image of the property and stated the applicant is not proposing any changes to the boundaries and the purpose of the replat is to add a sanitary sewer to the frontage here. He added it will require a new lot number even though the boundaries won't change.

Mr. Acuff said staff reviewed it and highlighted some of the comments and said staff has asked for the Township to confirm the zoning on this – as there was a question of whether it was still zoned RPUD or, because it was taken out of the Planned Unit Development (PUD) district, would it revert back to the zoning it was beforehand. Mr. Acuff stated the area highlighted in red is to indicate where the sanitary easement is located for ease in identifying the location.

Subject to staff comments, Mr. Acuff said staff does recommend approval of the replat of Lot 8081, Fairfield Falls, Block A.

Ms. Etta Reed, Bayer and Becker, came to the podium again and said she is here on behalf of the applicant, Mr. Adam Weber, said they are fine with the issues raised by staff and said they spoke with the Township and confirmed this is no longer a part of the PUD and the zoning has reverted back to A-1 and it will be noted on the plat that it is zoned Agricultural.

Mr. Cooney made a motion to approve the replat for Fairfield Falls, Block A – Replat of Lot #8081, Section 16, Town 2, Range 3, Fairfield Township subject to staff comments. Mr. Brown seconded the motion. Motion carried.

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

NAYES: None

**RESOLUTION#: 16.02**

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**OTHER BUSINESS:**

**Venice Crossing, Section One, Block A – Final PUD**

Section 28, Town 3, Range 2  
Ross Township

Mr. Acuff showed an aerial image and plat map of the property said this covers the same section of ground seen earlier for the final plat and this covers the PUD plan. Mr. Acuff noted

the dividing line between the Club, Villa and Single Family lots on the north and the Villa lots on the south – the names Club, Villa and Single Family Reserve Neighborhood has to do with the declarations of the Home Owners Associations (HOA) and noted there will be sub-HOA's specific to each of the different layouts as well as a Master HOA to cover the entire subdivision depending on maintenance of open space, streets, driveways and such and will be broken down by those three (3) areas.

Mr. Acuff highlighted the revised staff comments with the remaining items and said staff does recommend approval subject to the remaining comments.

Ms. Surber made a motion to approve the final PUD for Venice Crossing, Section One, Block A, Section 28, Town 3, Range 2, Ross Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

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

NAYES: None

**RESOLUTION#: 16.03**

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**Sidewalk Waiver Request**

Venice Crossing  
Section 28, Town 3, Range 2  
Ross Township

Mr. Acuff referred to a letter from Ms. Etta Reed, Bayer and Becker, placed in the Board member packets and said the preliminary plat and the PUD plan was approved showing sidewalks on both sides of the streets and the applicant would like to waive the side walk requirements and instead develop a sidewalk on the south side of the Dry Run bridge which will save some impact on the stream and has a cost savings benefit as well. Mr. Acuff presented details on the proposed sidewalk and said sidewalks on both sides of the streets will remain in all other areas of the subdivision and said staff has no comments beyond wanting to see this detail and recommends approval of the sidewalk waiver request.

Mr. Rumpke asked what the proposed width of the single sidewalk on the bridge will be to which Mr. Acuff replied it will be six feet (6') on the south side of the bridge and it is five feet (5') wide elsewhere throughout the subdivision.

Mr. Brown made a motion to approve the Sidewalk Waiver Request, Venice Crossing, Section 28, Town 3, Range 2, Ross Township subject to staff comments. Mr. Cooney seconded the motion. Motion carried.

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

NAYES: None

**RESOLUTION#: 16.04**

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***APPOINTMENT OF OKI BOARD OF DIRECTORS REPRESENTATIVE***

Mr. Bullington said the last item is to appoint Mr. David Fehr as the Butler County Planning Commission representative on the OKI Board of Directors for the 2016 calendar year and asked if there was a motion.

Mr. Potter made a motion to appoint David C. Fehr as the Butler County Planning Commission representative on the OKI Board of Directors for the 2016 calendar year. Ms. Wiant seconded the motion. Motion approved unanimously.

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

NAYES: None

**RESOLUTION#: 16.05**

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## **ADJOURNMENT**

Ms. Wiant made a motion to adjourn seconded by Mr. Rumpke. 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  
January 12, 2016

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Chair

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Secretary

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Lee Margraf