



**BUTLER COUNTY
SPECIAL PLANNING COMMISSION
Meeting Minutes**

MEETING: Monday, July 31; 2013, 8:30 a.m.
at 130 High Street, 6th Floor, Hamilton, OH 45011

ROLL CALL:

Present: Charles Bullington, Chair
Kevin Cooney, Vice Chair
Dave Baker
Steven Brown
G. Coe Potter
Beth Surber

Absent: Tom Barnes
Shirley Wiant

Staff present: Peter "Zeb" Acuff, Planning Administrator
Lee Margraf, Administrative Secretary, Dept. of Development
Constance Kepner, Butler Water & Sewer

Mr. Bullington called the meeting to order at 8:30 a.m.

APPROVAL OF MINUTES:

No minutes to approve.

PRELIMINARY PLATS: None

ZONE CHANGES: None

FINAL PLATS:

**Carriage Hill, Section Five, Block B (revised)
Section 32, Town 3, Range 3
Liberty Township**

Mr. Acuff passed around an updated plat map of the property with color coding identifying the revised sections; Section Five B shaded in orange; and Section Five C shaded in yellow.

Mr. Acuff said when we met recently this Board approved 38 lots for Section 5 Lot B, and it was in two (2) different sections – there was a western portion which extended south from the Homearama section and the eastern portion which was on the other side of the gas line that went through. The applicants are having issues with getting the subordination agreement finalized for the gas line and so they would like to record the western portion which is what you see on the mylars here.

There are 19 lots coming off of Coach House Way there and they wanted to go ahead and submit this and we advised them we could not record half of a section for the County Commissioners to approve and it would need to go back to the Planning Commission so they are separating it into two (2) sections – this is the new Block B and is just half of the lots that was approved previously and they will be coming through at some later date with Block C which is that yellow shaded portion on the other side of the gas line. They have not changed any other dimensions or number of lots or anything – everything is the same as we last saw at the last meeting, it is only doing a portion of it.

Mr. Cooney asked if they would have to ask for a sidewalk waiver, last time we allowed them to carry it over.

Mr. Acuff said sidewalk modification would have been on the preliminary plat so the one we approved for this was when the whole Section 5 came through as a preliminary and so no, we don't have to do that now.

No other questions asked.

Mr. Cooney made a motion to approve the final plat for Carriage Hill, Section Five, Block B (revised), Section 32, Town 3, Range 3, Liberty Township as submitted. Mr. Potter seconded the motion. Motion carried.

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

NAYES: None

ABSTAIN: Surber

RESOLUTION #: 13.42

ADJOURNMENT:

Mr. Potter 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
July 31, 2013

Chair

Secretary

Lee Margraf