



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

MEETING MINUTES

MEETING: Tuesday, July 8, 2014, 3:00 p.m.

ROLL CALL: Charles Bullington, Chair
Dave Baker
Steven Brown
Kevin Cooney, Vice-Chair
G. Coe Potter
Bernard "Buck" Rumpke
Beth Surber
Shirley Wiant

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

APPROVAL OF MINUTES:

June 10, 2014

Ms. Wiant made a motion to approve the June 10, 2014 Meeting Minutes as submitted. Mr. Cooney seconded the motion. Motion carried.

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

NAYES: None

ABSTAINED: Baker, Surber

ZONE CHANGES:

None

PRELIMINARY PLATS:

Keefe Tract One

Section 18, Town 3, Range 2
West Chester Township

Mr. Acuff gave some details on the property and its location and said this is a proposal for five (5) new commercial lots. He showed an aerial image of the property and highlighted the staff comments, and said staff has reviewed it and recommends approval of this preliminary plat subject to staff comments.

Mr. Jim Kieffer, Developer, Great Traditions Development Group, 4000 Executive Park Drive, Suite 250, Cincinnati, Ohio 45241 gave more details on the proposal.

Mr. Brown made a motion to approve the preliminary plat for Keefe Tract One, Section 18, Town 3, Range 2, West Chester Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried 7 -0- 1.

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

NAYES: None

ABSTAINED: Cooney

RESOLUTION: 14.41

Turnbridge

Section 33, Town 3, Range 3,
Liberty Township

Mr. Acuff showed an aerial image of the property and said they saw this a couple of months ago as a rezoning case which was approved by Liberty Township and they are moving ahead on the preliminary plat. Mr. Acuff gave details on the proposed plat and its proximity to Millikin Road. He also showed a colored rendering of the development.

Mr. Acuff highlighted staff comments and said staff recommends approval of this preliminary plat.

Mr. Rumpke asked if this is the same plan as it was before.

Applicant, Mr. Jeff Hebel, Director of Land Acquisition, M/I Homes of Cincinnati, LLC , 9349 Waterstone Blvd., Cincinnati, OH 45249, said after the last meeting here we had several meetings with the surrounding property owners and made a few changes to the plan including the setbacks, landscape buffering.

Mr. Rumpke asked if there would be any development around the creek.

Mr. Hebel said there will be a trail system from north to the south.

Mr. Rumpke asked if it will go all the way to Millikin Road.

Mr. Hebel replied yes it will go to Millikin Road.

Ms. Surber made a motion to approve the preliminary plat for Turnbridge, Section 33, Town 3, Range 3, Liberty Township subject to staff comments. Mr. Cooney seconded the motion. Motion carried 7 – 1.

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

NAYES: Rumpke

ABSTAINED: None

RESOLUTION: 14.42

Summerlin North 40 Remainder, Phase Two (Summerlin Section Eight)

Section 10, Town 3, Range 3

Liberty Township

Mr. Acuff gave details of the 11-acre property which is the remainder of the Summerlin development and highlighted staff comments and said staff does recommend approval subject to staff comments.

Mr. Jim Obert, Vice President, Zoning & Development, Hills Properties, 4901 Hunt Road, Cincinnati, Ohio, said this has been sitting for a very long time and they are pleased to have the market coming back and they're anxious to complete this development and offered to answer any questions.

Ms. Wiant made a motion to approve the preliminary plat for Summerlin North 40 Remainder, Phase Two (Summerlin Section Eight), Section 10, Town 3, Range 3, Liberty Township subject to staff comments. Mr. Brown seconded the motion. Motion carried 8 – 0.

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

NAYES: None

ABSTAINED: None

RESOLUTION: 14.43

FINAL PLATS:

The Oaks of West Chester, Section One

Section 22, Town 3, Range 2
West Chester Township

Mr. Acuff showed an aerial image and plat map of the property and said it is for 33 residential lots including the existing house. Mr. Acuff highlighted the staff comments and said staff does recommend approval.

Mr. Rumpke made a motion to approval the final plat for The Oaks of West Chester, Section One, Section 22, Town 3, Range 2, West Chester Township per staff comments. Ms. Wiant seconded the motion. Motion carried 8-0.

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

NAYES:

RESOLUTION # 14.44

Winding Creek (Carriage Hill), Section Eight

Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff showed an aerial image of the property covering 21 acres and showed a plat map of the area including the lots proposed.

Mr. Acuff highlighted the staff comments including a required subordination agreement for the gas line crossing and the recording of both sections Eight and Nine will be held over until the road improvements on Millikin Road are completed including turn lanes.

Mr. Bullington asked about the flood routes.

Mr. Acuff indicated where the proposed flood routes are and said the high side is on the west.

Mr. Rumpke made a motion to approve the final plat for Winding Creek (Carriage Hill), Section Eight, Section 2, Town 2, Range 3, Liberty Township subject finishing the turning lanes on Millikin Road. Mr. Cooney seconded the motion. Motion carried 8 – 0.

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

NAYES: None

ABSTAINED: None

RESOLUTION: 14.45

Winding Creek (Carriage Hill), Section Nine

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff said this section is just north of section Eight and involves 39.5 acres and 31 lots and includes two existing houses, the carriage house and a couple of out buildings.

Mr. Acuff reviewed and highlighted staff comments and staff recommends approval once conditions have been met and the recording of this section will be held until the road improvements as indicated have been completed on Millikin Road and seven (7) necessary lot splits are completed.

Mr. Cooney made a motion to approve the final plat for Winding Creek (Carriage Hill), Section Nine, Section 2, Town 2, Range 3, Liberty Township subject to staff comments and the recording restrictions indicated. Ms. Wiant seconded the motion. Motion carried 8 – 0.

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

NAYES: None

ABSTAINED: None

RESOLUTION: 14.46

ADJOURNMENT

Mr. Potter made a motion to adjourn seconded by Ms. Wiant. 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 8, 2014

Chair

Secretary

Lee Margraf