



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

MEETING MINUTES

MEETING: Tuesday, July 14, 2015, 3:00 p.m.

ROLL CALL:

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

Absent: David Baker
Shirley Wiant

Staff Present: Peter Z. Acuff, Dept. of Development
Lee Margraf, Dept. of Development
Constance Kepner, Butler County Water & Sewer Department
Eric Pottenger, Butler County Engineers Office

Mr. Bullington brought the meeting to order at 3:03 p.m.

APPROVAL OF MEETING MINUTES:

Mr. Potter made a motion to approve the June 9, 2015, draft Meeting Minutes as submitted. Mr. Brown seconded the motion. Motion approved.

AYES: Potter, Brown, Cooney, Bullington

ABSTAINED: Surber

NAYES: None

Mr. Rumpke arrived after the Meeting Minutes were voted on.

ZONE CHANGES:

LTZ 15-06

Liberty Heights Church

A-1 to PUD

Section 8, Town 3, Range 3

Liberty Township

Mr. Acuff showed an aerial image and plat map of the property and provided details on the proposed zone change for the northern 2/3 of the property and the end user is a bakery and added this proposal would also include the extension of Cox Road up to the bakery and extended further as development comes in, which is included in the County Thoroughfare Plan and the Liberty Township's Master Plan as well.

Mr. Acuff stated there are updated staff comments in the packet along with a letter from the applicant with his response which is favorable to comply with staff comments. Mr. Acuff highlighted the revised staff comments and said there is also a letter from the applicant with their response, and said staff does recommend approval of LTZ15-06 subject to staff comments.

Applicant, Mr. Dallas Paul, Industrial Developers Ltd., 6705 Wales Road, Northwood, OH, introduced himself and the future end users/his clients, Mr. Ephraim and Mr. Drew Skally, the owners of Old World Bakery; his associate, Stephanie Coleman; and Mr. Patrick Warnement, Kleingers Group, West Chester.

Mr. Paul gave additional details on the proposed project, in excess of \$30 Million dollars, provided renderings of the proposed building and development.

Mr. Bullington asked if the future ramp will be from Millikin over to Route 75 or will it be continuation of the existing one and Mr. Warnement replied it will be a new ramp in the future in ODOT's long term future plan and ODOT has requested they preserve that portion of land to accommodate a future ramp and added they want to be good neighbors and offered to answer any questions.

Mr. Potter asked what does Liberty Township's Land Use Plan zone the property. Mr. Andy Meyer, Senior Planner of Liberty Township, for Planned Business Park, a designation that calls for mainly office and limited industrial uses a PUD as a coordinated development.

Mr. Potter asked about the alignment of Cox Road and why the proposed plan has it on someone else's property. Mr. Acuff said his understanding is of where Cox Road comes out on Millikin is based on separation from the future interchange; any further west will run into traffic problems with the interchange.

Mr. Potter asked why then do we exit the property here to the south so far to the south as opposed to getting closer to Millikin Road.

Mr. Pottenger, BCEO, responded and said the Butler county Engineers' office looks at Millikin Road and Princeton Road and the alignment can shift and change and it is not a hard fixed point but floating. We need to look at a logical terminus and until final design plans are submitted it is not known the exact location. It is their understanding the applicant is working with the proposed end user and they will be constructing the road.

Mr. Potter commented this is a departure from what we do in residential subdivisions in both what exists and what is proposed. Mr. Pottenger said it will be in close vicinity to the proposed location.

TESTIMONY IN OPPOSITION OF: None

TESTIMONY IN FAVOR OF: None

NEUTRAL TESTIMONY: None

Mr. Cooney made a motion to approve the zone change LTZ 15-06, Liberty Heights Church, A-1 to PUD, Section 8, Town 3, Range 3, Liberty Township subject to staff comments. Mr. Brown seconded the motion. All in favor.

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

RESOLUTION# 15.39

WCTZ 15-05

Beckmark III

R-2 to C-PUD

Section 18 & 24, Town 3, Range 2

West Chester Township

Mr. Acuff showed an aerial image of the property involved and a plat map of two residential properties on Tylersville Road and provided details for the proposed zone change with the intent of two buildings and county does recommend approval subject to staff comments. Mr. Acuff highlighted staff comments.

Applicant, Mr. Mark Sennott, 8685 Cincinnati Dayton Road, West Chester Township, introduced himself and said he agrees with staff comments across the board and provided more

details on the proposed project and showed photographs of the property. He gave some background history on the property and said he spoke with the neighbors and they had no objection and said tenants will likely be some businesses like an eye care, phone store, dentist or something along those lines.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

Mr. Brown made a motion for approval of WTZ 15-05, Beckmark III, R-2 to C-PUD, Section 18 & 24, Town 3, Range 2, West Chester Township subject to staff comments. Mr. Rumpke seconded the motion. Motion carried 6 – 0.

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

NAYES: None

RESOLUTION: #15.40

LTZ 15-05

Gaker Property

R-1 to R-PUD

Section 4, Town 2, Range 3

Liberty Township

Mr. Acuff showed an aerial image of the property and a plat map of the large agricultural property with a few lots cut out that contain existing homes/structures of which are not included in the development. The proposed development includes a developing a large subdivision and includes a new entrance on to Lesourdesville West Chester Road right before you get to Route 4, a road connection to Alpine Court and the proposed homes will be built in phases and said staff is in agreement to the requested zone change subject to an extensive list of staff comments. Mr. Acuff highlighted some of the comments and showed a site map of the area.

Mr. Robert Painter, RVP Engineering, 4333 Aaron Court, Cincinnati, Oh 45241 introduced himself and said he is here representing RVP Engineering, the developer of the property and Mike (last name inaudible) of Drees Company and Shane DeLong is also present. He provided details on the project such as amenities, 27% open space and the types of homes to be built in

sections and said they do not have any problems with the list of staff comments and addressed several of the staff comments.

Mr. Potter said without having access to topography and with regard to the sidewalk, it appears access from Lot #200 feet to Lesourdsville/West Chester is problematic and his concern is when you get north near Lot # 248, and without the access to Route 4 it will be a long way will likely meet with some resistance in that.

Mr. Rumpke asked if the reserved white areas are the Gaker's property and Mr. Painter said yes but they do not know what the family is going to do with those lots but those are already zoned PUD.

Mr. Rumpke asked what will happen if the Planning Commission approves this and later on ODOT does not approve the road going out to Route 4. Mr. Painter said they met with ODOT and they are in favor of the proposed road. He added it is planned as a right-in/right-out so anyone wishing to travel south on Route 4 will have to turn right and make a loop to travel south.

Mr. Rumpke asked about the proposed lot sizes.

Mr. Rumpke asked why there is no sidewalk shown on Lots 95 – 104 and said at some point the lots in between will eventually be developed and will need a sidewalk and feels this project should include a sidewalk there.

Mr. Potter said he concurs.

Mr. Acuff said this is a zone change preliminary at this point and will go to the Township and also come back to this Planning Commission for a final plat approval and suspects we'll see this for many years to come.

Ms. Surber made a motion for approval of LTZ 15-05, Gaker Property, R-1 to R-PUD, Section 4, Town 2, Range 3, Liberty Township, subject to staff comments. Mr. Potter seconded the motion. Motion carried 5 – 1.

AYES: Surber, Potter, Brown, Cooney, Bullington

NAYES: Rumpke

RESOLUTION: #15.41

PRELIMINARY PLATS: None

FINAL PLATS:

Carriage Hill, Section Ten

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff showed an aerial image of the property and a plat map for the proposed 16 lots on a little less than six (6) acres and provided details on the final plat.

Mr. Acuff gave details on the final plat, highlighted staff comments and said staff does recommend approval subject to staff comments.

Mr. Rumpke made a motion for approval of Carriage Hill, Section Ten, Section 2, Town 2, Range 3, Liberty Township, subject to staff comments. Mr. Cooney seconded the motion. Motion carried 6 – 0.

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

NAYES: None

RESOLUTION: #15.42

Liberty Office Park

Replat Lots 4, 5 and 6

Section 19, Town 3, Range 2

Liberty Township

Mr. Acuff showed an aerial map of the “Springs of Liberty Apartment Complex seen a couple months ago. They are consolidating and replating three (3) lots into one (1) and provided details on the replat. Mr. Acuff reviewed staff comments and said staff does recommend approval subject to the staff comments.

Mr. Brown made a motion to approve the replat plat for Liberty Office Park, Replat Lots 4, 5 and 6, Section 19, Town 3, Range 2, Liberty Township subject to staff comments. Ms. Surber seconded the motion. Motion passed unanimously.

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

NAYES: None

RESOLUTION#: 15.43

OTHER BUSINESS: None

Mr. Acuff said he has provided a copy of the updated County Planning Commission Bylaws which are the operating guidelines for this Planning Commission recently updated.

ADJOURNMENT

Mr. Potter made a motion to adjourn seconded by Mr. Brown. All in favor. Meeting adjourned at 4:20 p.m.

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 14, 2015

Chair

Secretary

Lee Margraf
