

**Butler County Department of Development
Planning Commission
Hamilton, Ohio**



Meeting Minutes

MEETING: Tuesday, June 14, 2011; 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair
Kevin Cooney, Vice-Chair
Steven Brown
Lynn Nevel
G. Coe Potter
Shirley Wiant

Absent: Joseph Tucker
Christopher Flaig

Staff Present: David Fehr, AICP, Planning Director
Constance Kepner, Butler County Water & Sewer
Lee Margraf, Administrative Secretary
Ryan Smith, Butler Soil & Water Conservation District

APPROVAL OF MINUTES:

May 10, 2011 Minutes

Mr. Nevel made a motion to approve the May 10, 2011 Meeting Minutes as submitted. Mr. Cooney seconded the motion. Motion carried.

AYES: Nevel, Cooney, Brown, Potter, Bullington

NAYES: None

Ms. Wiant arrived after approval of the Meeting Minutes.

ZONE CHANGES:

None

PRELIMINARY PLATS:

None

FINAL PLATS:

Terrace Heights Subdivision; Replat Lot 2 and a 0.500 acre tract,
Section 15, Town 3, Range 1
Morgan Township

Mr. Fehr said this is a replat of Lot 2 and a half-acre tract in Morgan Township. Mr. Fehr showed an aerial image of the property and said it is located along Chapel Road (runs north to south on photograph) and the property consists of a single-family house and they also own a half-acre tract to the rear they acquired from the adjoining property owner. There is a house on the front and the rear portion is currently vacant. The applicant is requesting to take the two (2) lots that they currently own and combine them to make one (1) piece so they can get one (1) single tax bill.

Mr. Fehr said this house currently does share a drive way with property to the south and you'll see on the plat there is actually an easement between the two (2) property owners with a single drive.

Mr. Fehr showed the plat and indicated where the access easement/shared driveway are located.

Mr. Fehr said this does have an onsite septic system which is located in the front yard, so the replat has no bearing on that. All of County staff has reviewed this and does recommend approval.

Mr. Bullington asked if the additional half-acre lot could be used for a future septic system if the first one fails on less than a two (2) acre lot.

Mr. Fehr said that is a potential, it seems to drain towards the street more and that could definitely be used for a regular septic system or maybe a mound system. He added the applicants do not have any plans to do anything with this, they just wanted consolidation.

Mr. Potter asked if there is an easement across the back of the property – what that dotted line is.

Mr. Fehr said this is a utility easement that was platted as part of the original subdivision but they do not have any intention of doing anything back there and there are no existing utilities there.

Mr. Potter made a motion to approve Terrace Heights Subdivision, Replat Lot 2 and a 0.500 acre tract, Section 15, Town 3, Range 1, Morgan Township. Ms. Wiant seconded the motion. Motion carried.

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

NAYES: None

Resolution#: 11.19

Falling Water, Section 4, Block B

Section 3, Town 2, Range 3

Liberty Township

Mr. Fehr said this is final subdivision plat and showed an aerial image of the property (outlined in blue) and said the entrance to the subdivision comes in off of Kyles Station Road which is existing: which would be just off the edge of this aerial.

Mr. Fehr said quite a number of homes have been built and the section before this is just about built, with just a couple of vacant lots. You can see from the aerial that the grading and the new street will come in near Rachel Court and they will take the stub street down to the south and end in a cul-de-sac.

Mr. Fehr said currently the subdivision has public water, sewer and sidewalks and a hiker trail that goes along the perimeter of the subdivision and it comes into the cul-de-sac here (pointed to on map) and it will actually come into the cul-de-sac of this new street also. As other phases are developed the hiker trail will be connected also.

Mr. Fehr said this is a final plat so it is subject to bond.

Mr. Brown made a motion to approve Falling Water, Section 4, Block B Section 3, Town 2, Range 3, Liberty Township, subject to bond. Mr. Cooney seconded the motion. Motion carried.

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

Resolution#: 11.20

OTHER BUSINESS:

Mr. Fehr said Mr. Tucker has announced that he will not seek reappointment to the Butler County Planning Commission due to health matters. Mr. Fehr said the County Commissioners will need to appoint a replacement and so the Board will likely be short one (1) member for the July meeting and requested if anyone can not attend the July 12 meeting to notify him or Ms. Margraf as this Board requires five (5) members be present to meet quorum.

Mr. Fehr distributed materials on a Regional Freight Plan which Ohio-Kentucky-Indiana Regional Council of Governments has been working on with a consulting firm, Parsons Brinckerhoff of Cincinnati, and they did a regional freight plan looking at rail freight, barges, tractor trailers, air and put together a series of recommendations, including some for Butler County, and they are asking for any comments by July 1.

ADJOURNMENT:

Mr. Nevel made a motion to adjourn. Ms. Wiant seconded the motion. 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 same and must be prepaid.

Hamilton, Ohio
June 14, 2011

Chair

Secretary

Lee Margraf