



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

**MEETING MINUTES**

**MEETING:** Tuesday, June 9, 2015, 3:00 p.m.

**ROLL CALL:**

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

**Absent:** David Baker  
Beth Surber  
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

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Mr. Bullington brought the meeting to order at 3:05 p.m.

**APPROVAL OF MEETING MINUTES:**

Mr. Brown made a motion to approve the May 20, 2015, draft Meeting Minutes as submitted.  
Mr. Cooney seconded the motion. Motion approved.

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

**NAYES:** None

**ZONE CHANGES:** None

## **PRELIMINARY PLATS:**

### **Ross Trails, Phase 5A, Sections 28 & 29, Town 3, Range 2 Ross Township**

Mr. Acuff showed an aerial image and plat map of the area and said 30 lots are proposed with public road frontage to the east of Long Horn Drive but the access will be served by a private drive off the cul-de-sac that comes up along the west property line. Mr. Acuff said they received revised plans for this which clarified a number of the staff concerns then highlighted the revised staff comments and stated staff does recommend approval subject to staff comments.

Mr. Cooney made a motion to approve the preliminary plat for Ross Trails, Phase 5A, Sections 28 & 29 Town 3, Range 2, Ross Township subject to staff comments. Mr. Brown seconded the motion. Motion approved unanimously.

AYES: Cooney, Brown, Potter, Rumpke, Bullington

### **RESOLUTION #: 15.34**

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## **FINAL PLATS:**

### **The Reserves Replat of Lots 18 & 19 Section 1, Town 2, Range 3 Liberty Township**

Mr. Acuff showed an aerial image and plat map of the area and said this is a replat of vacant lots in the middle and this replat essentially combines Lots 18 and 19 to a new Lot # 56 which will add square footage to the newly formed lot. Acuff highlighted staff comments, including addressing sanitary leads, and said staff recommends approval subject to staff comments.

Mr. Potter made a motion to approve the final plat for The Reserves, Replat of Lots 18 & 19, Section 1, Town 2, Range 3, Liberty Township, subject to staff comments. Mr. Rumpke seconded the motion. Motion passed unanimously

AYES: Potter, Rumpke, Brown, Cooney, Bullington

NAYES: None

### **RESOLUTION#: 15.35**

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**Liberty Center**  
**Phase One, Replat of Utility Easement**  
**Section 13, Town 3, Range 3**  
**Liberty Township**

Mr. Acuff showed an aerial image and plat map of this replat and said the darker shaded area on the map was a private water main easement and this replat is to change it to a public water main easement because it is being dedicated as a public easement. He added the width nor the length is not changing and there are no staff comments and staff does recommend approval of the replat of Utility Easement for Liberty Center Phase One.

Mr. Brown made a motion to approve the replat for Liberty Center, Phase One, Replat of Utility Easement, Section 13, Town 3, Range 3, Liberty Township as submitted. Mr. Cooney seconded the motion. Motion passed unanimously

AYES: Brown, Cooney, Potter, Rumpke, Bullington

NAYES: None

**RESOLUTION#: 15.36**

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**OTHER BUSINESS:**

**Butler County Planning Commission Bylaws, 2015 Amendments –**

Mr. Acuff stated this is the second reading of the proposed Bylaws which was presented to this Planning Commission last month for review. There have been no changes since then and it effectively updates the meeting room location and clarifies a number of voting procedures (majority votes, tie votes, etc.) since its last update in 1983; and remains the same as the text presented last month. He said the State of Ohio Law requires two (2) readings of all proposed County Planning Commission Bylaw Amendments and is now presented for action.

Mr. Bullington asked if there were any questions or comments.

Mr. Cooney made a motion to adopt the Butler County Planning Commission Bylaws 2015 Amendments as submitted. Mr. Brown seconded the motion. Motion passed unanimously.

AYES: Cooney, Brown, Potter, Rumpke, Bullington

NAYES: None

**RESOLUTION#: 15.36**

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**Adoption of Amendments to County Subdivision Regulations (Sections 3.22 and 3.23)**

Mr. Acuff stated a copy of the proposed changes and a letter which was required by the State of Ohio to be sent to all of the Township Officials and notifications. Madison Township was the only one to make a respond with an inquiry. Mr. Acuff highlighted the proposed changes to the County Subdivision Regulations in Section 3.22 and 3.23 relative to utility easements and said recently the gas companies have been reluctant to assign their interest over to the County. Mr. Eric Pottenger, BCEO, drafted the proposed Amendment that basically allows for a payment to be deposited with the Engineers office in lieu of giving up their rights; and that payment would be used for repair of the road, utility or gas line if something were to happen at that crossing; it does not subordinate any of the rights and the rights remain the same but it allows for funds would be there to fund any repairs needed.

Mr. Rumpke made a motion to adopt the Adoption of Amendments to County Subdivision Regulations (Sections 3.22 and 3.23) as submitted. Mr. Cooney seconded the motion. Motion passed unanimously.

AYES: Rumpke, Cooney, Brown, Potter, Bullington

NAYES: None

**RESOLUTION#: 15.37**

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## **ADJOURNMENT**

Mr. Potter made a motion to adjourn seconded by Mr. Cooney. 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  
June 9, 2015

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Chair

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Secretary

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Lee Margraf