



**BUTLER COUNTY  
PLANNING COMMISSION  
Meeting Minutes**

**MEETING:** Tuesday, March 13, 2012; 3:00 p.m.

**ROLL CALL:**

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

**Staff Present:** Peter Z. Acuff, Planning Administrator  
David Fehr, AICP, Director of Development  
Lee Margraf, Administrative Secretary  
Kevin Fall, Soil & Water Conservation  
Constance Kepner, Water & Sewer

---

**APPROVAL OF MINUTES:**

Meeting Minutes from November 8, 2011

Mr. Potter made a motion to approve the November 8, 2011 Meeting Minutes as submitted.  
Ms. Wiant seconded the motion. Motion carried.

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

---

Meeting Minutes from December 13, 2011

Ms. Wiant made a motion to approve the December 13, 2011 Meeting Minutes as submitted.  
Ms. Wiant seconded the motion. Motion carried.

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

---

**ELECTION OF OFFICERS:**

**Election of Chairperson, Butler County Planning Commission, 2012**

Mr. Bullington asked if there were any nominations for Chairperson.

Mr. Potter made a motion to nominate Mr. Bullington as Chairperson for Butler County Planning Commission. Mr. Bullington asked if there were any additional nominations. There were no additional nominations made. Ms. Wiant seconded the motion. Motion carried 7-0.

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

NAYES: None

**RESOLUTION #: 12.07**

---

**Election of Vice-Chairperson, Butler County Planning Commission, 2012**

Mr. Bullington asked if there were any nominations for Vice-Chairperson.

Mr. Potter made a motion to nominate Mr. Cooney as Vice-Chairperson for Butler County Planning Commission. Ms. Wiant seconded the motion. Motion carried 7-0.

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

NAYES: None

**RESOLUTION #: 12.08**

---

**ZONE CHANGES:** None

---

**PRELIMINARY PLATS:**

**Lanes Landing, Section Three  
Section 16, Town 3, Range 3  
Liberty Township**

Mr. Acuff presented an aerial image of the property and indicated the location of the preliminary plat being considered today.

Following the Subdivision Review Committee meeting, the developer was made aware of staff comments and chose to submit a revised preliminary plat which addresses some of the comments. The plan that is included in the Planning Commission members' packets is more current than the one being viewed on the screen due to time constraints with updating the Powerpoint presentation. Lots 77 and 78 panhandles to Cincinnati-Dayton Road and there will be a note added to the plat which states no driveway access to Cincinnati-Dayton Road will be permitted.

The other change is to the streets. The developer had reduced the width of Streets E and G from 28 feet to 25 feet as allowed by the recently-updated Subdivision Regulations. Technically, the reduction in width is only allowable for streets that do not stub out to undeveloped property, but since the existing portion of Bahama Drive to which Street G would connect is already 25 feet, staff feels that the exception for the width of Street G is okay.

Lots 81 through 96 in back are on a hydric soil and there is a question of wetlands study being conducted prior to construction going on and there are dense woods in there and wet areas and we want to get a little more clarification on that prior to construction.

Mr. Acuff said they have not drawn it here, but staff requests that the developer show the boundary line of the plat extending out to Linn Road to incorporate the extension of Street F.

Mr. Acuff said Ms. Kepner's office, Butler County Water & Sewer Department, is requesting that the water mains be decreased in size along Street G from 8-inch to 6-inch mains, and the main along Street E be increased from a 6-inch main to an 8-inch main, with an extension to loop the Street E main to Bahama Drive.

Mr. Bullington asked if G Street will then be named Bahama Drive and recalled they will have to have the street name on the final plat.

Mr. Fehr replied yes, that is correct.

Mr. Acuff added there is not a connection here at this point in time, but there is potential for one in the future.

Mr. Potter asked if the area, lots 81 – 96, is classified as wetlands.

Mr. Kevin Fall, Butler Soil and Water Conservation, said it is actual hydric soil and is not delineated as wetlands.

Mr. Potter said in his opinion, questions if it is the proper way the study should be conducted when it says "A Wetland Study" or should it be a soil study of the hydrology of the soil or something like that.

Mr. Fall said you can call it different names, but it basically for them to hire a consultant to make sure they meet EPA requirements and added they do an initial review of the whole property and there are two (2) soil types that will trigger that and other times there may be wetland plants and vegetation hydrology that we may require a study be done but on this one that entire area is a very large classification of a packed soil and there are some drainage issues around and he is aware the Butler County Engineers Office have some issues with drainage and ditches up to the north side of the property so we are requesting them to conduct a study and we would just verify that they would look in to it.

Mr. Potter said his only concern was the nomenclature that he has dealt with wetlands that have been classified as "Wetlands" and it is just a whole different situation so he was just interested in the nomenclature of the "Wetlands Study".

Mr. Fall said that is what we want them to look for, and we do have other studies just on soil tests and they just want to make sure they knew what the soil type was and want it to stay broad that they don't go looking for this or that particular type of soil, and we want them to focus on this but that is one of our standard comments.

Mr. Acuff said it is a study to determine if wetlands are present.

Mr. Bullington asked if they wanted to change the wording a little bit, and take out the word "Wetlands".

Mr. Nevel asked if they are looking at it to determine if it is "Wetlands" status.

Mr. Fall said yes that is correct.

Mr. Nevel made a motion to approve the preliminary plat for Lanes landing, Section Three, Section 16, Town 3, Range 3, Liberty Township, subject to staff comments. Ms. Wiant seconded the motion. Motion carried 7-0.

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

NAYES:

Resolution #: 12.09

---

Lanes Landing, Section Three, Request to reduce sidewalk width  
Section 16, Town 3, Range 3  
Liberty Township

Mr. Bullington said they also have a request to reduce the sidewalk width from five (5) feet to four (4) feet. He said there is a letter in here and the reason is they would like to keep it consistent throughout the development as it would conflict with the existing in the forefront.

Mr. Potter said there is a parking lot in Oxford that has three (3) different types of pavement because one City council each wanted one type, another wanted hard surface and the third wanted something between the two, so he feels consistency is important and made a motion to allow the sidewalk width to be decreased from five (5) feet to four (4) feet. Mr. Nevel seconded the motion. Motion carried 7-0.

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

NAYES: None

RESOLUTION#: 12.10

---

**FINAL PLATS:**

Treillage, Section 2-A, Replat Lot 137  
Section 12, Town 2, Range 2  
West Chester Township

Mr. Acuff presented a diagram of the property and said this is the circle-lot development and now with more traditional shaped lots, which had previously been one large lot and this month they have come back with a traditional layout of lots. Due to the steep slopes on the west side of the parcel, a geotechnical study was done on the row of lots (lots 140 – 151 strip), a note was added to that effect on the plat and recommend that an asterisk be added to make it stand out.

Mr. Acuff pointed to the adjacent development on Torrington Lane and said this (pointed to on image) will be emergency access for emergency vehicles only and not public access.

Mr. Acuff said the map in the board members' packets is the newest submitted yesterday and includes small changes in wording.

Mr. Bullington asked if the streets are going to be private streets as they were in Section One.

Mr. Acuff replied yes.

Mr. Bullington asked if they will use the same street design with the drains in the middle of the road.

Mr. Fehr replied he was not sure about that.

Mr. Potter asked if they would address the sanitary sewer easement on the second sheet as he is a little confused in the case of lots 160, 159, 170 and 169. He can see lots 171 and 158 there is a sewer easement on the opposite side of the street, which he assumes will serve those, but he did not quite understand those four lots in there and how the sanitary came over onto lot 160.

Ms. Kepner said the sewer flows to the north and was installed many, many months ago and the easement that takes care of these lots is incorporated into the right-of-way so the sewer is actually in the right-Of-way.

Mr. Potter asked if there is a reason to maintain that old easement. And will it serve 159 as well?

Ms. Kepner replied yes, 159, 164 and (inaudible) that whole portion of the road.

Mr. Potter said so topographically that is a high point there.

Mr. Bullington asked if the HOA drainage retention has been built yet for this. It says there is an easement but does not show anything.

Mr. Fehr said on lot 162 it has already been built.

Mr. Bullington asked why it is not on here if it's a final plat.

Mr. Fehr said on page 2 of 4 it says, "existing HOA easements are drainage and retention easements.

Mr. Acuff said the easement is there but no \_\_\_\_\_.

Mr. Fehr said that easement actually came from Section One and that is why it is referencing an existing HOA.

Mr. Brown asked if it is the clear spot at the top of the aerial image.

Mr. Fehr said yes.

Mr. Cooney made a motion to approve the final plat for Treillage, Section 2-A, Replat of Lot 137, Section 12, Town 2, Range 2, West Chester Township as submitted. Mr. Brown seconded the motion. Motion carried 7-0.

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

NAYES: None

RESOLUTION#: 12.11

---

**OTHER BUSINESS:**

**Nominate Mr. Peter Z. Acuff as Secretary to Butler County Planning Commission.**

Mr. Potter made a motion to nominate Mr. Acuff as Secretary to Butler County Planning Commission. Mr. Cooney seconded the motion. Motion carried 7-0.

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

NAYES: None

RESOLUTION #: 12.12

---

Mr. Fehr gave an update on the half million dollar grant from the Ohio Department of Resources/Clean Ohio Fund for the bike trail construction.

---

**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  
March 13, 2012

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Lee Margraf