

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



Meeting Minutes

MEETING: Tuesday, March 8, 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: Christopher Flaig
Joseph Tucker

Staff Present: David Fehr, AICP, Planning Director
Lee Margraf, Administrative Secretary
Constance Kepner, Butler County Water & Sewer Department
Eric Pottenger, Butler County Engineer's Office

APPROVAL OF MINUTES:

February 8, 2011 Minutes

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

AYES: Nevel, Wiant, Potter, Brown, Bullington

NAYES: None

ELECTION OF OFFICERS:

Election of Chairperson, Butler County Planning Commission, 2011

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. Mr. Nevel seconded the motion. Motion carried.

AYES: Potter, Nevel, Wiant, Brown, Bullington

NAYES: None

Resolution # 11.06

Election of Vice-Chairperson, Butler County Planning Commission, 2011

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

Mr. Fehr said Mr. Cooney is currently Vice-Chair and has not said he would not serve again in that role.

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

AYES: Brown, Potter, Wiant, Nevel, Bullington

NAYES: None

Resolution# 11.07

FINAL PLATS:

Dalewood Subdivision, Sixth Addition, Replat Lot 244

Section 22 & 16, Town 3, Range 2
West Chester Township

Mr. Fehr said there is an aerial photograph in the Board members' packet and it is the tract of ground with the Parcel #061 and is right in the middle of the page. There is an existing lot to the right (east side) of the property and this is located in West Chester Township in an older section where many of the homes in the neighborhood were built in the early 1960s.

Mr. Fehr said the applicant is requesting to replat this lot and what they would do is just about cut the property in half. There is a diagram in the packet of what the proposed replat would look like. The single lot would be divided into two (2) tracts – on the right side of the page is the existing house and would be given a new lot number #284 and is approximately one (1) acre for that lot and then there will be a new lot, #285, and there is approximately .85 acres of ground with that lot. Both lots would meet the West Chester Township's requirements for lot size and the required setback line of 35 feet is already indicated on the replat.

Mr. Fehr said this was tabled for a couple of months due to sewer service issues. Mr. Fehr said Lot #285 is too small to have a septic system and there is public sewer available, so after some discussion with Ms. Constance Kepner, Butler County Water & Sewer Department, they will use a pump system to pump the sewage toward the east and provide sewer service and that was the big hold-up on this property.

Mr. Fehr said the applicant has met all of Staff requirements and Staff does recommend approval of this final replat.

Mr. Bullington asked about the sewer easement for #285 and #284 that already exists up through there.

Mr. Fehr replied, no, it could not be used, there is an existing sewer line from the house that exists to the street, and they will go horizontally from Lot #285 over to Lot #284's sewer line and from that point to the street and Butler County Water & Sewer Department wants a maintenance agreement on that.

Mr. Bullington asked if they would use the same tap.

Ms. Kepner said yes, that is preferred to a bore under the road.

Mr. Fehr said the new Lot #285 does sit low so there will be a requirement to have a pump to pump the sewage and they are aware of that.

No further discussion.

Mr. Nevel made a motion to approve the final plat for Dalewood Subdivision, Sixth Addition, Replat Lot #244, Section 22 & 16, Town 3, Range 2, West Chester Township. Mr. Potter seconded the motion. Motion carried.

AYES: Nevel, Potter, Brown, Wiant, Bullington

NAYES: None

Resolution#: 11.08

Mr. Cooney arrived.

OTHER BUSINESS:

Mr. Fehr said the Great Miami River Recreation Trail Open House for the bike grant was held on February 22, 2011 at the Butler County Engineer's Office was well attended and got a little coverage on the news channels.

Mr. Fehr thanked Ms. Wiant, Mr. Brown and Mr. Potter for attending and participating at the evening workshops, *Shaping Sustainable Communities*, sponsored by Miami University, Oxford, Ohio.

Mr. Fehr said he is in the process of putting together a report for the 2010 Building Permit data and hopes to present it at the April 2011 Planning Commission monthly meeting.

ADJOURNMENT:

Mr. Potter 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
March 8, 2011

Chair

Secretary

Lee Margraf