



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

MEETING: Tuesday, March 11, 2014, 3:00 p.m.

ROLL CALL: Charles Bullington, Chair
Dave Baker
Steven Brown
G. Coe Potter
Bernard "Buck" Rumpke
Shirley Wiant
Beth Surber

Absent: Kevin Cooney, Vice-Chair

Staff Present: Peter Z. Acuff, Dept. of Development
Constance Kepner, Water & Sewer
Lee Margraf, Dept. of Development

APPROVAL OF MINUTES:

February 11, 2014 Meeting Minutes

Mr. Potter made a motion to approve the February 11, 2014 Meeting Minutes as submitted. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Brown, Surber, Rumpke, Baker, Bullington

PRELIMINARY PLATS:

Carriage Hill, Section Eight
Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff said there are two (2) preliminary plats for review today in Section Eight and Nine.

Mr. Acuff showed an aerial image of the section and a plat map of the area and gave a description of the sections and their proximity to Section Six which was approved last year, Carriage House Boulevard and State Route 747 (S.R. 747).

Mr. Acuff summarized staff conditions and touched upon highlights and said staff recommends approval subject to staff conditions.

Mr. Acuff said Mr. Richard Arnold of McGill Smith Punshon is here to answer any questions.

Mr. Arnold introduced himself and said he is the developer and here representing the Carriage Hill developer Terry family. He stated with both of these sections here there will be additional comments in there and wants the board to know they are working with staff on the issues and said they will probably have to do a new traffic impact study because the density is not near where they originally planned and depending on how that comes out they will continue to work with staff to address all of the issues.

Mr. Bullington asked Mr. Arnold if that is primarily the S.R. 747 improvements.

Mr. Arnold replied 747/Millikin/Princeton Road – it all globally works together.

No other questions were asked.

Mr. Brown made a motion to approve the preliminary plat for Carriage Hill, Section Eight, Section 2, Town 2, Range 3, Liberty Township, subject to staff conditions. Ms. Wiant seconded the motion. Motion carried.

AYES: Brown, Wiant, Potter, Surber, Baker, Rumpke, Baker, Bullington

NAYES: None

RESOLUTION #: 14.10

Sidewalk Waiver

Carriage Hill, Section Eight
Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff said this is a waiver request of Section 5.02A (8) of the Subdivision Regulations to be consistent with the other sections at Carriage Hill which have one (1) six foot along one (1) side of the street instead of the required five foot sidewalks on both sides of the street..

Mr. Acuff said staff feels this does satisfy the spirit of the regulation to have adequate pedestrian circulation and does recommend approval of the waiver request.

Mr. Potter made a motion to approve the Sidewalk Waiver Request for Carriage Hill, Section Eight, Section 2, Town 2, Range 3, Liberty Township, subject to staff comments. Mr. Brown seconded the motion. Motion carried.

AYES: Potter, Brown, Wiant, Surber, Baker, Rumpke, Bullington

NAYES: None

RESOLUTION #: 14.11

Carriage Hill, Section Nine

Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff showed an aerial image of the area and this section will create an internal road connection from a section that has been previously approved coming from what is Carriage House Way, and will connect up to Millikin Road and will connect through Carriage House Boulevard and outside to S.R. 747 so there will be an internal road connection from here on Millikin to S.R. 747.

Mr. Acuff showed the preliminary plat of Section Nine and showed where the two (2) existing houses are located on the property and the open space around the carriage house.

Mr. Acuff highlighted the staff comments and said staff does recommend approval once all staff comments have been met.

Mr. Bullington made a motion to approve the preliminary plat for Carriage Hill, Section Nine, Section 2, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Brown seconded the motion. Motion carried.

AYES: Bullington, Brown, Potter, Wiant, Rumpke, Baker, Surber

NAYES: None

RESOLUTION #: 14.12

Sidewalk Requirement Waiver

Carriage Hill, Section Nine
Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff said the waiver request for sidewalks must be approved on a section-by-section basis so there needs to be another vote for Section Nine with the same staff conditions as stated for Section Eight.

Mr. Potter made a motion to approve the Sidewalk Requirement waiver required in Subdivision Carriage Hill, Section Nine, Section 2, Town 2, Range 3, Liberty Township as submitted. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Brown, Baker, Rumpke, Surber, Bullington

NAYES: None

RESOLUTION #: 14.13

FINAL PLATS:

Bridle Farm, Phase One

Replat of Lot #6
Section 21, Town 3, Range 3
Liberty Township

Mr. Acuff showed an aerial image of the property and said this is a fairly simple case and contains a lot that has been previously recorded (lot #6) and is currently undeveloped lot and was platted with a 45' rear setback with the idea that a house would face Ava Court here and they are looking to place a house that would sit better on the land to face Dantawood Lane so they have requested to have the south setback here changed to a 15 foot side setback. The requested change matches Liberty Townships zoning and the Township has no issues with it. There was one (1) comment from the Tax Map staff, to renumber the lot to be labeled the new Lot #20 and to submit a corrected mylar, otherwise staff recommends approval and has no additional comments.

Mr. Brown made a motion to approve the final plat for Bridle Farm, Phase One, Replat of Lot #6, Section 21, Town 3, Range 3, Liberty Township, subject to staff conditions. Ms. Wiant seconded the motion. Motion carried.

AYES: Brown, Wiant, Potter, Baker, Surber, Rumpke, Bullington

RESOLUTION #: 14.14

OTHER BUSINESS:

2013 Comprehensive Vision Plan

Liberty Township

Mr. Acuff turned the podium over to Liberty Township's staff, Mr. Andrew Meyer, Liberty Township Senior Planner, to speak and said a copy of the proposed Vision Plan was mailed out to each Board member last month to review it.

Mr. Meyer gave details on the adoption process of the Liberty Township Comprehensive Plan and said this is an update done to the last Comprehensive Plan done in 2006 and showed some images relating to Land Use maps, changes between then and now and identified designated areas for residential, Planned Community mix, Commercial and industrial business areas zoned areas as well as the overlay districts in Liberty Township.

Mr. Rumpke made a motion to approve the Liberty Township 2013 Comprehensive Vision Plan as submitted by the Township. Mr. Brown seconded the motion. Motion carried.

AYES: Rumpke, Brown, Potter, Wiant, Baker, Surber, Bullington

NAYES: None

RESOLUTION#: 14.15

ADJOURNMENT

Mr. Potter made a motion to adjourn seconded by Mr. Baker. 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 11, 2014

Chair

Secretary

Lee Margraf