



Butler County Planning Commission

Government Services Center, Conference Room #1
315 High Street, Hamilton, Ohio

Meeting Minutes

MEETING: Tuesday, May 10, 2016, 3:00 p.m.

ROLL CALL:

Present: Bernard "Buck" Rumpke
Steven Brown, Acting Chair
Shirley Wiant
Beth Surber
G. Coe Potter

Absent: Charles Bullington, Chair
Kevin Cooney, Vice Chair
David Baker

Staff Present: Peter Z. Acuff, Dept. of Development
Jim Fox, Dept. of Development
Eric Pottenger, Butler County Engineers Office

Meeting opened at 3:00 p.m.

Steven Brown was unanimously appointed as Acting Chair.

Minutes of the April meeting were not available for review.

Mr. Potter took a moment to thank the County for nominating him for the OKI Public Service Award and also to thank the Planning Commission for over four decades of collegial and respectful service to the County, avoiding contention and personal prejudice in their dealings with petitioners. He stated that it has been an honor to serve all these years on boards that, in his opinion, do it right.

ZONE CHANGES:

LTZ16-04: Gregory Creek Reserve

4951 Lesourdsville-West Chester Road, Major Modification to R-PUD
Section 4, Town 2, Range 3
Liberty Township

Mr. Acuff introduced the case and reminded the Commissioners that they have seen this development at prior meetings. He showed an aerial image of the subject property, a large parcel located between Lesourdsville-West Chester Road and State Route 4. Previous preliminary plat approvals have established plans for 250 residential lots; the current zone change would alter two parcels in the northwest corner of the site from planned commercial and multiple-family residential to all single-family residential, adding 36 new lots to the overall subdivision plan.

Mr. Acuff directed the commissioners' attention to staff comments, noting that staff recommends approval of the zone change subject to the comments.

Upon the request of Mr. Brown, the (unidentified) applicant stated that he would be happy to answer any questions from the Planning Commission – none heard.

Mr. Brown called for public comments – none heard.

Ms. Wiant moved to recommend approval of LTZ 16-04, Gregory Creek Reserve, subject to staff comments. Ms. Surber seconded the motion. Motion passed unanimously.

AYES: Wiant, Surber, Brown, Potter, Rumpke

NAYES: None

RESOLUTION#: 16.23

LTZ16-05: MVG Liberty

8000 Liberty Way, O-1 & O-2 to B-PUD
Section 7, Town 3, Range 3
Liberty Township

Mr. Acuff described the location of the property subject to the zone change request and the general character of the proposed commercial development. He stated that County staff has significant concerns, particularly with traffic and the layout of the development. A letter from the County Engineer's office detailing specific concerns and recommendations for traffic improvements was provided to the Planning Commission for review.

Mr. Acuff directed the commissioners' attention to staff comments, noting that staff recommends denial of the zone change. He also noted that he had received an email from the applicant,

requesting that the Planning Commission postpone consideration of the zone change request until the following month.

Mr. Potter moved to postpone consideration of LTZ 16-05, MVG Liberty, per the applicant's request. Ms. Wiant seconded the motion. Motion passed unanimously.

AYES: Potter, Wiant, Brown, Surber, Rumpke

NAYES: None

RESOLUTION#: 16.24

PRELIMINARY PLATS:

None

FINAL PLATS:

Rentschler Estates, Section Three, Block B

Section 15, Town 2, Range 3

Fairfield Township

Mr. Acuff described the plat for this six-acre section of the subdivision. Subject to the addition of some notes on the plat and other typical comments in the staff report, County staff recommends approval of the plat.

Mr. Brown asked about the narrow strip of land extending from the subdivision out to State Route 4. Mr. Acuff responded that it is an artifact of past lot splits and that the strip of land will be split off before recording the plat.

Ms. Surber made a motion to approve the final plat of Rentschler Estates, Section Three, Block B, subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Surber, Wiant, Brown, Potter, Rumpke

NAYES: None

RESOLUTION#: 16.25

Summerlin, Section Nine

Section 10, Town 3, Range 3
Liberty Township

Mr. Acuff described the location of this final section of the Summerlin development in northeast Liberty Township. Staff comments were transmitted to the developer, who submitted a revised plat in response. Subject to the submittal of bonds and fees, staff recommends approval of the final plat.

Mr. Rumpke made a motion to approve the final plat of Summerlin, Section Nine, subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Rumpke, Wiant, Surber, Potter, Brown

NAYES: None

RESOLUTION#: 16.26

Arbor Crest, Replat of Lots 202 & 203

Section 8, Town 2, Range 3
Liberty Township

Mr. Acuff stated that this is a consolidation plat for two existing platted lots along Princeton Road. Staff recommends approval, subject to payment of the Health Department review fee.

Mr. Potter made a motion to approve the replat for Arbor Crest, Replat of Lots 202 & 203, subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Surber, Rumpke, Brown

NAYES: None

RESOLUTION#: 16.27

Village of Pisgah, Replat of Part Lot 10 and Lots 12 & 13

Section 15, Town 3, Range 2
West Chester Township

Mr. Acuff stated that this is a consolidation plat for an auto sales business at West Chester Road and US 42 in West Chester Township. Based on survey data from ODOT, the areas of roadway dedication shown on the plat need to be revised. Staff recommends approval, subject to staff comments and the receipt of a revised plat.

Mr. Rumpke asked about an apparent lot line shown through a building on the aerial photograph. Mr. Acuff responded that the registration of the aerals is often slightly off with respect to the property lines and that the survey of the existing structures on the plat shows no conflict here.

Mr. Rumpke made a motion to approve the replat of Village of Pisgah, Replat of Part Lot 10 and Lots 12 & 13, subject to staff comments. Ms. Surber seconded the motion. Motion carried.

AYES: Rumpke, Surber, Wiant, Potter, Brown

NAYES: None

RESOLUTION#: 16.28

Summer Hill (Final Plat and Final PUD Plan)

Section 14, Town 5, Range 1
Oxford Township

Mr. Acuff showed the location of the three proposed home sites on the eastern portion of the land also known as the Beck Property in Oxford Township. The staff report contains a number of comments on both the final plat and the final PUD plan. Based on the comments and the anticipated time to work through them, the applicant has requested that the Planning Commission postpone consideration of both the plat and the PUD plan.

Mr. Brown moved to postpone consideration of the final plat and final PUD plan for Summer Hill, per the applicant's request. Mr. Rumpke seconded the motion. Motion passed unanimously.

AYES: Brown, Rumpke, Surber, Wiant

NAYES: None

ABSTAIN: Potter

RESOLUTION#: 16.29

OTHER BUSINESS:

Ross Township Downtown Venice Development Report – Consideration for Adoption

Mr. Acuff explained that Ross Township has worked with a consultant to develop a future plan for development along the State Route 128 corridor in "downtown Ross" aka Venice. He pointed out a number of the plan's recommendations on an overall map of the corridor and noted that there is no specific timeline for any of the changes mentioned in the plan. He also recounted the process and timeline for creation and adoption of the report.

Ms. Wiant made a motion to adopt the Downtown Venice Development Report as part of the Butler County Land Use Plan. Mr. Brown seconded the nomination.

AYES: Wiant, Brown, Potter, Surber, Rumpke

NAYES: None

RESOLUTION#: 16.30

Appoint David Fehr as the Butler County Planning Commission's representative, and Peter Z. "Zeb" Acuff as alternate, to the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) Intermodal Coordinating Committee (ICC) for fiscal year July 1, 2016 through June 30, 2017.

Mr. Potter made a motion to recommend approval to Appoint David Fehr as the Butler County Planning Commission's representative, and Peter Z. "Zeb" Acuff as alternate, to the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) Intermodal Coordinating Committee (ICC) for fiscal year July 1, 2016 through June 30, 2017. Mr. Brown seconded the motion. Motion carried unanimously.

AYES: Potter, Brown, Rumpke, Surber, Wiant

NAYES: None

RESOLUTION#: 16.31

ADJOURNMENT

Ms. Wiant made a motion to adjourn seconded by Mr. Brown. 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 and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting.

Hamilton, Ohio
May 10, 2016

Chair

Secretary