



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

MEETING MINUTES

MEETING: Wednesday, May 20, 2015, 3:00 p.m. (Rescheduled from May 12, 2015)

ROLL CALL:

Present: Kevin Cooney, Vice Chair
David Baker
Steven Brown
G. Coe Potter
Bernard "Buck" Rumpke
Beth Surber

Absent: Charles Bullington, Chair
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

Mr. Cooney brought the meeting to order at 3:05 p.m. Mr. Rumpke arrived after roll call.

APPROVAL OF MEETING MINUTES:

Mr. Potter made a motion to approve the April 14, 2015, draft Meeting Minutes as submitted. Mr. Brown seconded the motion. Motion approved.

AYES: Potter, Brown, Baker, Surber, Cooney

NAYES: None

ZONE CHANGES:

None

PRELIMINARY PLATS:

Kyles Station Subdivision

Section 10, Town 2, Range 3

Liberty Township

Mr. Acuff showed an aerial image and plat map of the area and said the proposal is for a new subdivision made of six (6) lots on 50 acres. Mr. Acuff said the subdivision will be on both sides of Kyles Station Road: five (5) lots on the east side of Kyles Station Road and one (1) lot across on the other side of Kyles Station. This is a revised plan from the original submitted and they have added setbacks and such but the overall lots have not changed. Mr. Acuff highlighted staff comments and said he has heard concerns from some of the residents regarding the right-in and right-out at Route 4 that the location of the right-in/right-out located at the cross-over may create some traffic hazards with people traveling across the oncoming traffic to shortcut into the right-in/right-out in the other direction. Mr. Acuff stated staff does recommend approval subject to staff comments.

Mr. Gregory Smith, Oberer Company, Kyles Station Developers, 3475 Newmark Drive, Miamisburg, Ohio 45342, said they got a copy of staff comments earlier and they have NO objections to them as presented and find them acceptable and the right-in/right-out for State Route 4 has been submitted to ODOT for review and they feel confident it will be approved. He offered to answer any questions.

Mr. Brown said it was mentioned there were some concerns about people using the break in the median on Route 4 traffic coming south to use the right-in turn. Mr. Smith said ODOT would not allow a U-turn so if necessary they will redesign it but the right-in/right-out on the state highway.

Mr. Rumpke arrived.

Mr. Potter made a motion to approve the preliminary plat for Kyles Station Subdivision, Section 10, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Baker seconded the motion. Motion approved unanimously.

RESOLUTION #: 15.29

FINAL PLATS:

Harbour Towne Park, section Four, Block B

Section 9, Town 2, Range 3

Liberty Township

Mr. Acuff showed an aerial image and plat map of the area and said the applicant is proposing 19 lots on 7.5 acres. Mr. Acuff highlighted staff comments and said staff recommends approval subject to staff comments.

Mr. Brown made a motion to approve the final plat for Harbour Towne Park, Section Four, Block B, Section 9, Town 2, Range 3, Liberty Township, subject to staff comments. Mr. Rumpke seconded the motion. Motion passed unanimously

AYES: Brown, Rumpke, Baker, Potter, Surber, Cooney

NAYES: None

RESOLUTION#: 15.30

OTHER BUSINESS:

Adoption of the 2015 Update to the Land Use Plan for Oxford Township Oxford Township

Mr. Acuff said an email with links to a summary and full text document was sent to each Board member for review prior to this meeting and he brought a full copy for anyone who wishes to look at it. He added a copy of the Summary and Future Land Use Plan Map is in each Board members' binder.

Mr. Acuff provided some history and background on the Oxford Township Land Use Plan as well as a summary of the change and said Mr. Jim Rubenstein, Chair of the Review Committee for the master Plan, is here to answer any questions.

Mr. Rubenstein introduced himself and said he is here on behalf of the Township Trustees and gave additional details on the plan and its history and offered to answer any questions.

Mr. Rumpke asked if all of the conservation easements are all the same or do they have different paperwork as to the restrictions and cited a recent case where it was unclear to the neighbors.

Mr. Rubenstein replied no local government authority is a direct party to these, they are separate contracts drawn up between land owners and conservation Trust and each one is distinct and Mr. Rumpke is right in that communication is key to understanding these easements and he hopes in the future there will be some incentives for creating more easements.

Mr. Potter said he is pleased to see this type of land planning – taking into consideration the environment and features of the land as opposed to the geometrical properties and applauds this activity.

Mr. Eric Pottenger, representing Butler County Engineers Office, responded to Mr. Rumpke's question about standardization of easements and he feels the answer is both yes and no depending on the funding of the project (whether it be federal, state funding) there are certain requirements that will be put on them such as exclusive road right of ways so his experience is it can really impact activities, such as bridge replacement, replacing a culvert, road widening or a safety improvement, can have some detriments to the

projects or limiting the local efforts abilities depending upon the types of financing in place and wanted to share that with the Planning Commission.

Mr. Potter said what Mr. Pottenger has said is extremely important issue and people need to understand that local government has to be involved with these easements and so forth.

Mr. Potter made a motion to recommend approval of the adoption of the 2015 Update to the Land Use Plan for Oxford Township. Mr. Brown seconded the motion and it was approved unanimously.

Mr. Potter said he applauds Mr. Rubenstein's work and wanted him to be recognized for all his efforts with Milford Township and Oxford Township.

RESOLUTION #: 15.31

Butler County Planning Commission Bylaws, 2015 Amendments – First Reading

Mr. Acuff stated a copy of the proposed changes to update the Butler County Planning Commission Bylaws was sent to each Board member and explained to the Board members he has been working on updating the County Planning Commission Bylaws.

Mr. Acuff stated the Bylaws were last updated in 1983 and most of the proposed amendments are to clean up the verbiage and bring the terminology up to date. Mr. Acuff said this is the first reading and for that reason there is no actual motion required at this time then proceeded to highlight some of the proposed amendments and the process is for this to be presented at a hearing, such as today, and then voted on to adopt the changes at a future meeting, which in this case will be the June 2015 meeting so no action is required today in terms of voting.

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, 2015 through June 30, 2016.

Ms. Surber 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, 2015 through June 30, 2016. Mr. Rumpke seconded the motion. Motion carried unanimously.

RESOLUTION 15.32

ADJOURNMENT

Mr. Potter 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 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
May 20, 2015

Chair

Secretary

Lee Margraf
