



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

MEETING MINUTES

MEETING: Monday, November 10, 2014, 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair
Steven Brown
Kevin Cooney
G. Coe Potter
Bernard "Buck" Rumpke
Beth Surber
Shirley Wiant

Absent: David Baker

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

Meeting was brought to order at 3:00 p.m. Mr. Cooney arrived after roll call.

APPROVAL OF MEETING MINUTES:

Mr. Rumpke made a motion to approve the draft meeting Minutes for the October 14, 2014 meeting. Ms. Wiant seconded the motion. Motion carried.

AYES: Rumpke, Wiant, Brown, Surber, Bullington

NAYES: None

ABSTAINED: Potter

ZONE CHANGES:

WCTZ 14-04 (Revised), Villas at Park Place Expansion

R-1A (Suburban Residence) to R-PUD (Residential Planned Unit Development)

West Chester Township

Mr. Potter stated he has an ongoing business relationship with the petitioner's office and recused himself from this case.

Mr. Acuff provided details on this revised zone case request and showed aerial images and plat maps and highlighted staff comments. Mr. Acuff said staff does recommend approval subject to the revised staff comments.

Applicant, Mr. David Labus, 8807 Park Place Circle, West Chester Township, 45069, explained the reasoning for the revised proposal, gave a commentary as to why they are doing this and said they will put the access road in if it comes to that.

Mr. Rumpke asked if the road would not be part of the PUD.

Mr. Labus said that is correct.

Mr. Rumpke asked who will build and maintain the road.

Mr. Labus said they are working on an access agreement with the current land owner and said it all depends on the timing – either they would or the commercial entity would take it over. He added it is a requirement of West Chester Township to have the agreement in place prior to the issuance of the zoning approval/certificate.

Mr. Rumpke asked if they will build the road across the creek.

Mr. Labus said no they will stop short of the creek and the expense of the road is actually on the commercial development piece.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION: None

NEUTRAL TESTIMONY: None

Mr. Brown made a motion to approval the zone change for WCTZ 14-04, Villas at Park Place Expansion, R-1A (Suburban Residence) to R-PUD (Residential Planned Unit Development) West Chester Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Brown, Wiant, Rumpke, Surber, Bullington

NAYES: None

ABSTAINED: Potter

RESOLUTION: 14.69

PRELIMINARY PLATS:

None

FINAL PLATS:

Village of Pisgah, Replat of Lot 17
Sections 9 & 15, Town 3, Range 2,
West Chester Township

Mr. Acuff showed an aerial image of the property, a plat map and summarized the proposal. .
Mr. Acuff said staff does recommend approval of this replat subject to the final staff comment.

Mr. Potter made a motion to recommend approval for the revised plat for Village of Pisgah,
Replat of Lot 17 Sections 9 & 15, Town 3, Range 2, West Chester Township subject to final staff
comment. Ms. Wiant seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION: 14.70

Fairfield Falls, Section 2, Block B
Section 16, Town 2, Range 3
Fairfield Township

Mr. Acuff showed an aerial image of the property, a plat map and summarized the proposal and
the remaining outstanding staff comments. Mr. Acuff said staff received a revised plat and does
recommend approval of this replat.

Mr. Rumpke made a motion to approve the revised plat for plat for Fairfield Falls, Section 2,
Block B, Section 16, Town 2, Range 3 Fairfield Township subject to staff comments. Mr.
Brown seconded the motion. Motion carried.

AYES: Rumpke, Brown, Cooney, Surber, Wiant, Bullington

NAYES: None

RESOLUTION: 14.71

Glenview Farm Estate at Foxborough, Phase 2A

Section 6, Town 2, Range 2

West Chester Township

Mr. Acuff showed an aerial image of the property and provided details on the proposed plat and said there are a few minor staff comments and staff recommends approval subject to addressing the staff comments.

Mr. Rumpke asked for clarification on the drainage holes that are tied in to the detention basin down at the bottom.

Mr. Acuff replied there is a wet retention pond proposed; however the County ditch petition process would only cover a dry detention basin. He added the wet retention pond will be covered by the Home Owners' Association easement instead of the public drainage easement. Mr. Bullington asked if Lot 76 open space belongs to the HOA.

Mr. Acuff said yes it will.

Ms. Surber asked about the note about the subdivision sign being maintained by the Township.

Mr. Acuff said that is his understanding however he didn't know all of the details but the Township requested the note be included.

Mr. Bullington asked if might have to do with the possibility of their intention to widen Hamilton-Mason Road because that would make sense.

Ms. Surber made a motion to approve the final plat for Glenview Farm Estate at Foxborough, Phase 2A, Section 6, Town 2, Range 2, West Chester Township as submitted. Ms. Wiant seconded the motion. Motion carried.

AYES: Surber, Wiant, Potter, Cooney, Rumpke, Bullington

NAYES: None

RESOLUTION: 14.72

OTHER BUSINESS:

None

ADJOURNMENT

Ms. Wiant made a motion to adjourn seconded by Mr. Potter. All in favor. Meeting adjourned at 3:14 p.m.

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
November 10, 2014

Chair

Secretary

Lee Margraf