



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

MEETING: Tuesday, November 12, 2013, 3:00 p.m.

ROLL CALL: Charles Bullington, Chair
Dave Baker
G. Coe Potter
Beth Surber
Shirley Wiant

Absent: Tom Barnes
Steven Brown
Kevin Cooney, Vice-Chair

APPROVAL OF MINUTES:

October 8, 2013 Meeting – Minutes not available

ZONE CHANGES:

LTZ 13-07

Liberty Township Trustees' Map Amendment

(Rezone NW Residential subdivisions from A-1 Agriculture District)

Liberty Township

Mr. Acuff said this is a series of map amendments similar to what we saw last month, and they have searched through and located residential subdivisions and platted subdivisions that are currently zoned Agricultural and should more appropriately be zoned Residential Districts and they took a look at the northeast quadrant last month and here is the northwest quadrant and there are a number of areas outlined in blue on the map here which are all currently zoned agricultural and they are proposing mostly to R-1 and there is one (1) section that will change to RSE. This information has been presented to the township Trustees and it is now coming to us for our recommendation.

Applicant, Mr. Andy Meyer, Liberty Township Planner, said they viewed the land quadrant by quadrant in the Township and the scope they are looking at is grouping different parcels together, it being platted subdivisions, and looking to change the zoning to an appropriate Residential classification rather than agricultural and they are doing the proposed zone change to alleviate

A-1 conditional uses in these residential subdivisions to eliminate agricultural conditional uses and permitted uses that aren't residential in nature and to protect those suburban developments from those types of uses and getting them to a zoning classification that makes more sense.

TESTIMONY IN FAVOR: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL COMMENTS: None

Mr. Potter made a motion to approve LTZ 13-07, Liberty Township Trustees' Map Amendment, (Rezone NW Residential subdivisions from A-1 Agriculture District), Liberty Township, as submitted.

Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Baker, Surber, Bullington

NAYES: None

RESOLUTION # 13.64

PRELIMINARY PLATS:

The Oaks of West Chester
Section 22, Town 3, Range 2
West Chester Township

Mr. Acuff said this is a newly proposed subdivision and showed an aerial image of the property.

Mr. Acuff said this is a fairly large development – 112 lots over eight (8) phases over a number of years.

Mr. Acuff highlighted the extensive staff comments and said staff does recommend approval.

Mr. Bullington asked where the reduced street width is that the fire department is concerned with.

Mr. Acuff said the cul-de-sac coming off the main way, and is down to 25 feet from 28 feet in the first portions of the development.

Ms. Wiant made a motion to approve The Oaks of West Chester Township, Section 22, Town 3, Range 2, West Chester Township, subject to staff comments. Mr. Baker seconded the motion. Motion carried.

AYES: Wiant, Baker, Potter, Surber, Bullington

NAYES: None

RESOLUTION # 13.65

FINAL PLATS:

Meadows of Aspen Trails, Section Four, Block D

Section 4, Town 2, Range 3,
Liberty Township

Mr. Acuff showed an aerial image of the property and said this is the last section of the development and the proposal is for 30 lots on 7.25 acres.

Mr. Acuff highlighted the staff comments and said staff does recommend approval.

Ms. Wiant made a motion to approve Meadows of Aspen Trails, Section Four, Block D, Section 4, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Bullington seconded the motion. Motion carried.

AYES: Wiant, Bullington, Baker, Potter, Surber

NAYES: None

RESOLUTION # 13.66

Harbour Towne Park, Section Two

Section 9, Town 2, Range 3
Liberty Township

Mr. Acuff showed an aerial image of the property and said there are 25 lots proposed on 11.47 acres of land.

Mr. Acuff showed a plat map of the property and highlighted staff comments and stated a lot split will be necessary.

Mr. Andrew Meyer, Liberty Township, said this final PUD has been granted approval by the Township and there is a Board of Zoning Appeals hearing on this tonight.

Mr. Acuff said staff does recommend approval\ subject to staff comments.

Mr. Bullington made a motion to approve Harbour Towne Park, Section Two, Section 9, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Potter seconded the motion. Motion carried.

AYES: Bullington, Potter, Baker, Surber, Wiant

NAYES: None

RESOLUTION # 13.67

Sanctuary of Liberty, Replat of Lot 30

Section 27, Town 3, Range 3,
Liberty Township

Mr. Acuff showed an aerial map of the property and said this is a replat of two (2) different subdivisions being recorded – Sanctuary of Liberty and Fox Chapel subdivision.

Mr. Acuff showed a plat map for the proposed development and said they are looking to revise the boundary of old Lot 19 (now known as the new Lot 22) to avoid any encroachment issues.

Mr. Acuff said the Township has recommended denial for this based on the property lying across two (2) different zoning districts – and they have not applied for a change of that zoning.

Based on the Township's request, and the zoning concerns outlined, staff is recommending denial of this replat until they can resolve the zoning issues they have with the Township and then they can come back to this Planning Commission.

Mr. Potter asked about the benefits of a denial vote versus to table it. He asked if this were to be tabled would the applicant have to repay if they reapply versus if we were to table it. Relative to fee structure, if they were to reapply wouldn't they have to repay the fee.

Mr. Acuff replied if they were to reapply, they would have to pay the \$250.00 fee a second time.

Mr. Potter said if we table it, how long can we table it for.

Mr. Acuff said he doesn't know if there is a definite limit as to how long an item can be tabled.

Mr. Potter asked if they are working on getting these zoning issues taken care of.

Mr. Meyer said they have not withdrawn it but are actively working on it.

Mr. Acuff said he has not heard anything that they are actively working on it to resolve the zoning issues.

Mr. Potter said he is still concerned about having them having to pay twice if we deny it but if we table it they can come back and not have to pay a second time. Then he asked if staff has a problem with that and what if we did it for 180 days that way it puts the pressure on them.

Ms. Wiant said it would save them some money if we were to table it.

Mr. Potter said it sounds like 180 days would give them adequate time to get it done.

Mr. Potter made a motion to table Sanctuary of Liberty, Replat of Lot 30, Section 27, Town 3, Range 3, Liberty Township for 180 days and subject to staff comments. Mr. Baker seconded the motion.

AYES: Potter, Baker, Surber, Wiant, Bullington

NAYES: None

RESOLUTION # 13.68

OTHER BUSINESS:

Adoption of Fairfield Township Vision Plan Fairfield Township

Mr. Acuff said he received an email from Mr. Skylor Miller, Fairfield Township Zoning, stating that in light of their recent election, with a change in Township Trustees, he would like to hold back the until the new officials have had a chance to review it and he will then get back to us so there is no action required at this time.

Tom Barnes, Planning Commission Board Member

Mr. Acuff said with the recent elections, Mr. Tom Barnes has advised via telephone call to us that he will resign from the Planning Commission so he can focus on his new role as St. Clair Township Trustee. We wish Tom all the best in his new venture.

ADJOURNMENT

Mr. Potter made a motion to adjourn seconded by Ms. Wiant. 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
November 12, 2013

Chair

Secretary

Lee Margraf