



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

MEETING MINUTES

MEETING: Tuesday, October 13, 2015, 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair
Steven Brown
David Baker
Beth Surber
Shirley Wiant

Absent: Kevin Cooney, Vice Chair
G. Coe Potter
Bernard "Buck" Rumpke

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

APPROVAL OF MEETING MINUTES:

Ms. Wiant made a motion to approve the September 8, 2015 draft Meeting Minutes as submitted. Mr. Brown seconded the motion. Motion approved.

AYES: Wiant, Brown, Surber, Baker, Bullington

NAYES: None

ZONE CHANGES: None

PRELIMINARY PLATS:

Gregory Creek Reserve

Section 4, Town 2, Range 3

Liberty Township

Mr. Acuff showed an aerial image of the property for this proposed new Residential PUD subdivision and provided details on the preliminary plat. Mr. Acuff showed a plat map and stated the applicants are proposing 255 lots being proposed on 156 acres and noted a couple lots that are exceptions out of this Residential PUD request as well as a separate PUD previously approved for this and will be handled separately at a different time. Mr. Acuff highlighted staff comments on the revised (updated 10/13/15) staff report including concerns for flood plain issues, development restrictions in the stream buffer area, common access easements, relocation of a sewer easement, a traffic impact study currently under review and studies on water flow at the proposed bridge structure and staff is awaiting Ohio Department of Transportation's approval of the proposed new road/access to State Route 4.

Mr. Brown asked Mr. Acuff if this isn't a bit premature right now given the level of staff comments.

Mr. Acuff agreed there are a lot of staff comments and stated based on his conversations with staff from Water and Sewer and Butler County Engineers Office (BCEO) these issues will probably be worked out eventually and they will have construction drawings to review. He added this is a large development and a lot of stuff is going on all at once and based on the flood plain study results there may be some changes and then again it may come back and everything is fine.

Ms. Surber asked Mr. Acuff if this is the case that had the additional comments with regard to the quantity of cul-de-sacs, the accesses and the phasing and the other issues as well.

Mr. Acuff replied yes, however, after discussion with the applicants about their plans for the site and for the multi-family development in relation to the comments he had in there about the potential connections and additional stubs, those recommendations have been taken back and he agreed there are a lot of cul-de-sacs in there and care will need to be taken where water system connections are made between lots and such.

Ms. Surber stated she agrees with Mr. Brown's comments and she thinks it's a bit preliminary to approve this given all of the contingencies presented.

Mr. Acuff said the applicant has addressed several concerns.

Mr. Bullington asked Ms. Constance Kepner, Butler County Water and Sewer, if she foresees any potential problems with the water looping and she replied no there is no potential problem provided the applicants loop any time where there are 25 lots or more on a dead end line and they have addressed all but one (1) of those and they will be looping that one (1) as well.

Applicant Mr. Rob Painter, RVP Engineering, 4333 Aaron Court, Cincinnati, OH introduced himself and offered to respond to concerns about the contingency list of items in staff comments and said this is a very large piece of property and many of the comments are very detail-oriented so yes there are a number of conditions but many are boilerplate and happen every time. The Applicant responded to address the concerns regarding water looping, the sanitary sewer extension, flood plain issues and the 75 foot setback requirements per Butler County Zoning Regulations and how they affect the building lots along the

stream. Mr. Painter said they will work with Mr. Fox to meet the regulations and feels they will meet all items on the list.

Mr. Bullington asked how the construction will be phased and Mr. Painter replied the plan is to start from Lesourdesville West Chester and to work in from that direction, knowing after 100 lots they will have to add an additional connection.

Mr. Brown made a motion to recommend approval of the preliminary plat for Gregory Creek Reserve, Section 4, Town 2, Range 3, Liberty Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried unanimously.

AYES: Brown, Wiant, Baker, Surber, Bullington

NAYES: None

RESOLUTION: #15.62

FINAL PLATS:

Brenner Woods, Section Eight

Section 8, Town 3, Range 2
West Chester Township

Mr. Acuff showed an aerial image of the proposed final plat for the last section of Brenner Woods where the applicant is proposing 27 lots on the 16 acre parcel and showed plat map and provided details on the proposed development. Mr. Acuff said they received a revised plat from the applicant and a revised list of staff comments is in the binder and noted all of the issues with the plat have been addressed and he highlighted the few miscellaneous items to be finalized and said subject to addressing the remaining list staff does recommend approval of the final plat.

Ms. Surber made a motion to approve the final plat for Brenner Woods, Section Eight, Section 8, Town 3, Range 2, West Chester Township, subject to staff comments. Ms. Wiant seconded the motion. Motion passed unanimously.

AYES: Surber, Wiant, Brown, Baker, Bullington

NAYES: None

RESOLUTION#: 15.63

Windsor Estates, Section Four

Section 34, Town 3, Range 3

Liberty Township

Mr. Acuff showed an aerial image of the property and said the Applicant is proposing 34 lots on a little over 21 acres and showed a plat map of the property. Mr. Acuff highlighted staff comments for this final plat and said staff does recommend approval subject to staff comments including identifying who will maintain a variety of easements.

Ms. Wiant made a motion to approve the final for Windsor Estates, Section Four, Section 34, Town 3, Range 3, Liberty Township subject to staff comments. Mr. Brown seconded the motion. Motion passed unanimously.

AYES: Wiant, Brown, Surber, Baker, Bullington

NAYES: None

RESOLUTION#: 15.64

Kumler Farm, Replat of Part of Lots 5 – 8

Section 20, Town 4, Range 2

Hanover Township

Mr. Acuff showed an aerial image of the property proposing four (4) lots, identified as Lots 5, 6, 7 and 8; with Lots 6 through 8 being under single ownership. Mr. Acuff noted a barn is currently located over the property line and showed the proposed replat whereby a strip of land from Lot 6 will be transferred up to Lot 5 and take the opportunity to consolidate the lower three lots (referred to as Lots 6, 7 and 8) into one (1) newly-formed lot and renaming it Lot 31 and the old Lot 5 would be renamed Lot 30. Mr. Acuff highlighted the small list of staff comments and said staff recommends approval subject to addressing the minor staff comment list.

Mr. Brown made a motion to approve the replat of Kumler Farm, Replat of Part of Lots 5 – 8, Section 20, Town 4, Range 2, Hanover Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried. 5-0.

AYES: Brown, Wiant, Surber, Baker, Bullington

NAYES: None

RESOLUTION#: 15.65

Menards Crossings of Fairfield Township

Replat of Lots 8901 & 8902
Section 25, Town 2, Range 3
Fairfield Township

Mr. Acuff showed an aerial image of the property and said this is a replat of two (2) existing lots and noted the lot boundaries are not changing. Mr. Acuff gave details about location, access roads and easements and showed a plat map and stated while the boundaries are not changing a replat is necessary to revise vacate/relocate some of the existing utility easements on the site and to do so requires it to be a replat. Mr. Acuff said staff did receive revised plans as the applicant has addressed several staff comments and said Mr. Eric Pottenger, Butler County Engineers Office, is trying to figure what the status is of the property owners association is here and whether they need to be a part of this at all with changes to the access easements and want to make sure all appropriate parties are signing the plat and the owners of both lots have already a place to sign and staff is waiting to see if a third party's signature is required as well. Mr. Acuff highlighted the staff comments and said staff does recommend approval of the replat for Menards Crossing of Fairfield Township once the staff comments are met.

Ms. Surber made a motion to approve the replat of Menards Crossings of Fairfield Township, replat of Lots 8901 and 8902, Section 25, Town 2, Range 3, Fairfield Township subject to staff comments.
Ms. Wiant seconded the motion. Motion passed unanimously.

AYES: Surber, Wiant, Baker, Brown, Bullington

NAYES: None

RESOLUTION#: 15.60

ADJOURNMENT

Mr. Brown 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
October 13, 2015

Chair

Secretary

Lee Margraf
