



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

MEETING MINUTES

MEETING: Tuesday, October 14, 2014, 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair
Kevin Cooney
David Baker
Steven Brown
Bernard "Buck" Rumpke
Beth Surber
Shirley Wiant

Absent: G. Coe Potter

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.

APPROVAL OF MEETING MINUTES:

Minutes from August 12, 2014 and September 9, 2014 Meetings

Mr. Rumpke made a motion to approve the draft Meeting Minutes for the August and September 2014 Planning Commission meetings as submitted. Ms. Wiant seconded the motion. Motion passed.

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

ABSTAINED: Baker

NAYES: None

ZONE CHANGES:

MTZ14-01

Morgan Township Text Amendments to Township Zoning Resolution 2014-1
Morgan Township

Mr. Acuff summarized the proposed text amendments in Sections 4, 6 and 7 of the Morgan Township Zoning Resolution and said the County Planning Commission's recommendations will be sent on to the Morgan Township Trustees. Mr. Acuff said staff recommends approval of the amendments and will submit staff comments and the Planning Commission's recommendation on to the Township for their consideration.

Mr. Cooney made a motion to approve the Morgan Township Text Amendments to Township Zoning Resolution 2014-1 as well as incorporating County staff's recommendations as noted. Mr. Brown seconded the motion. Motion approved.

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

NAYES: None

RESOLUTION #: 14.59

PRELIMINARY PLATS:

Townhomes at Four Bridges, Phase 4C
Section 8, Town 3, Range 3
Liberty Township

Mr. Acuff said the previously-approved preliminary plat expired on this last section of Townhomes, and the applicants have submitted a new preliminary plat which is largely consistent with the previous approval. After receiving staff comments, the applicants sent in a revised plan this afternoon. He added after glancing at the new plat it appears the applicants have met all staff comments and staff recommends approval subject to meeting all staff comments.

Mr. Brown made a motion to approve the preliminary plat for Townhomes at Four Bridges, Phase 4C, Section 8, Town 3, Range 3, Liberty Township subject to staff comments. Ms. Wiant seconded the motion. Motion Carried.

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

NAYES: None

RESOLUTION#: 14.60

FINAL PLATS:

Summerlin, Section Eight

Section 10, Town 3, Range 3

Liberty Township

Mr. Acuff gave details on the proposed final plat and reviewed staff comments including the need to sort out the drainage easement issues and sorting out the Home Owners Association (HOA) issues. Aside from staff comments the staff recommends approval of this final plat.

Mr. Bullington asked about the “No Disturbance Area”.

Mr. Acuff provided Mr. Bullington with details on the “No Disturbance Area”.

Ms. Surber made a motion to approve the final plat for Summerlin, Section Eight, Section 10, Town 3, Range 3, Liberty Township subject to staff comments and sorting out the HOA and drainage issues. Ms. Wiant seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 14.61

Cedarbrook, Replat of Lots 75 & 101

Section 15, Town 3, Range 3

Liberty Township

Mr. Acuff showed an aerial image and plat map of the proposed final plat and said this was presented to this Board back in September 2014 as you may recall about a shed that was placed too close to the property line and had no Building Permits pulled. Aside from doing the required

split of land the applicant has satisfied all of the Staff Comments presented in September, and upon doing the lot split the staff recommends approval.

Mr. Cooney made a motion to approve the final plat for Cedarbrook, Replat of Lots 75 & 101 Section 15, Town 3, Range 3, Liberty Township subject to completion of staff comments. Mr. Brown seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 14.62

Grace Meadows, Phase 2D
Section 36, Town 3, Range 2
West Chester Township

Mr. Acuff gave details on this final plat and reviewed staff comments and said staff recommends approval.

Mr. Brown made a motion to approve the final plat for Grace Meadows, Phase 2D, Section 36, Town 3, Range 2, West Chester Township subject to staff comments. Ms. Surber seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 14.63

Wetherington Pointe, Section One
Section 18, Town 3, Range 2,
West Chester Township

Mr. Acuff showed an aerial image of the property and said this is the proposed development for specialty retailer, Cabela's. Mr. Acuff summarized the proposed development and highlighted the staff comments and said staff recommends approval once staff conditions are met, including the number of easements that need to be identified.

Mr. Bullington asked what type of wetland mitigation plan is necessary.

Mr. Pottenger said they are waiting for confirmation on this.

Mr. Rumpke made a motion to approve the final plat for Wetherington Point, Section One, Section 18, Town 3, Range 2, West Chester Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 14.64

Dry Run Estates, Section Four, Replat of Lot 309

Section 33, Town 3, Range 2

Ross Township

Mr. Acuff said this is a precursor to Brown Farm development and was initially submitted as a replat but upon staff review, staff advised the applicant of the lengthy process required and informed them of the additional steps necessary to get it done.

Mr. Acuff said in concept staff recommends a division of the parcels subject to staff comments and going through the proper procedure as specified to the applicant.

Mr. Bullington asked if the applicant would be better off tabling this for a month or so until they go through the necessary steps.

Ms. Etta Reed, Bayer and Becker, spoke on behalf of the applicant and said her client is concerned about time constraints as this Board meets just once a month and they are in the process of vacating the property and clearly understand the steps necessary so they do not wish to table this but to keep it on this agenda from a timing perspective.

Mr. Brown asked if there will be any issues with the creek maintenance once the property is split off.

Mr. Acuff said the easement would remain regardless and access rights will run with the northern parcel through Ross Trails.

Mr. Rumpke asked who owns Ross Trails.

Ms. Reed replied Mr. Ron Watson out of Ross, Ohio.

Mr. Brown made a motion to approve the final plat for Dry Run Estates, Section Four, Replat of Lot 309, Section 33, Town 3, Range 2, Ross Township subject to staff comments and following the proper procedure per County staff. Mr. Rumpke seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 14.65

Sheerwood, Replat of Lot 46

Section 35, Town 4, Range 2

Hanover Township

Mr. Acuff provided details on this replat in Hanover Township and stated the current front setback is no longer necessary because septic was put in on the side. The applicant would like to construct a garage and it can be feasible if the front setback is reduced. Staff has reviewed and subject to the staff comments listed the staff does recommend approval.

Mr. Cooney made a motion to approve Sheerwood, Replat of Lot 46, Section 35, Town 4, Range 2, Hanover Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

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

RESOLUTION#: 14.66

Buena Vista, Replat of Vacated Vermont Street

Section 32, Town 2, Range 4

Lemon Township

Mr. Acuff showed an aerial image and plat map of the right-of-way which was vacated and said it will be split down the middle and half of it will be given to each adjacent property owner and they will receive 30 feet each. The applicant will consolidate three (3) lots into one (1) lot. Mr. Acuff highlighted staff comments and said staff recommends approval.

Mr. Brown asked if the current Lot #20 will be part if another lot combination or replat down the road.

Mr. Acuff said staff us requesting the replat be revised to include Lot #20 into new Lot #190.

Mr. Rumpke asked if any utilities exist in the street which is being vacated.

Mr. Acuff said to the best of his knowledge there are no utilities in the road.

Mr. Rumpke made a motion to approve the replat for Buena Vista, Replat of Vacated Vermont Street, Lemon Township subject to staff comments. Mr. Brown seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 14.68

Snow Hill, Section One, Replat of Lots 17 & 18

Section 8, Town 2, Range 3

Liberty Township

Mr. Acuff said this Agenda item was moved to the end of the meeting at the request of the applicant however the applicant was not present at the meeting when this case was reviewed. Mr. Acuff showed an aerial image and a plat map of the property and said the request is to consolidate two (2) lots with no change to boundary lines but to expand residence to the east. He reviewed staff comments and said staff recommends approval.

Mr. Bullington asked if Liberty Township has any objections with this.

Mr. Andy Meyer, Liberty Township Zoning, replied the Township has no objections.

Mr. Brown made a motion to approve the replat of Snow Hill, Section One, Replat of Lots 17 & 18, Section 8, Town 2, Range 3, Liberty Township subject to staff comments. Mr. Cooney seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 14.68

OTHER BUSINESS:

Mr. Acuff announced the November Planning Commission will be held on a Monday, November 10, 2014 instead of the usual second Tuesday of the month (11/11/14) when County offices will be closed on Tuesday in observance of Veterans Day.

ADJOURNMENT

Mr. Rumpke made a motion to adjourn seconded by Ms. Wiant. All in favor. Meeting adjourned at 3:27 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
October 14, 2014

Chair

Secretary

Lee Margraf