



**BUTLER COUNTY
PLANNING COMMISSION
Meeting Minutes**

MEETING: Tuesday, September 10, 2013, 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair
Dave Baker
Kevin Cooney, Vice Chair
G. Coe Potter
Beth Surber
Shirley Wiant

Absent: Tom Barnes
Steven Brown

Staff present: Peter "Zeb" Acuff, Planning Administrator
Lee Margraf, Administrative Secretary, Dept. of Development
Amy Cameron, Butler Soil & Water Conservation
Constance Kepner, Butler Water & Sewer
Eric Pottenger, Butler County Engineers Office

Mr. Bullington called the meeting to order at 3:00 p.m.

APPROVAL OF MINUTES:

August 13, 2013 Minutes

Ms. Wiant made a motion to approve the August 13, 2013 Meeting Minutes as submitted. Mr. Potter seconded the motion. Motion carried.

AYES: Wiant, Potter, Baker, Bullington

ABSTAIN: Cooney, Surber

NAYES: None

ZONE CHANGES:

None

PRELIMINARY PLATS:

**Lanes Landing, Section Four
Section 16, Town 3, Range 3
Liberty Township**

Mr. Acuff said this preliminary plat request is for the last section of development for Lanes Landing, Section Four and they are proposing 27 lots along the new road.

Mr. Acuff hit highlights of staff comments and their recommendations and said staff does recommend approval subject to staff comments being met.

Regarding Lots 107 & 108, Mr. Potter asked, why did they configured it this way and what was the purpose of that as far as its value and just seems weird to not abandon that to the adjacent property owners.

Mr. Acuff said he is not sure what the developer was thinking– it was originally going to be a road access to Cincinnati-Dayton Road and raised the same question last year when the preliminary plat came through and it is too narrow to create a building lot on so they just tacked it on to the properties.

Mr. Potter said it seems like maintenance for the owners of lots 107 & 108 to have to be mowing that great long strip and if they don't maintain it, it will impact those two (2) houses out on Cincinnati-Dayton Road. He added this was only an observation and said he will not object.

Mr. Potter made a motion to approve the preliminary plat for Lanes Landing, Section Four, Section 16, Town 3, Range 3, Liberty Township subject to staff comments. Mr. Cooney seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 13.50

FINAL PLATS:

**Carriage Hill, Section Five, Block C
Section 32, Town 3, Range 3,
Liberty Township**

Mr. Acuff said this is the last chunk of 19 lots on Section Five, which we saw come through a couple of months ago as one (1) section of 38 lots and split into Block B & Block C at the Special Meeting to approve Section B, this is the balance of land of that.

Mr. Acuff said we have seen this before and approved it when it was part of the whole area; the reason why it was split was for the gas easement which runs through the middle of the site we're still in negotiations between the County and Texas Gas on determining the exact language of a subordination agreement for that easement to allow the public roads and other improvements to cross the gas line and in talking with Mr. Eric Pottenger, Butler County Engineers Office last week, they expect they will come to an agreement by the end of this month for the subordination agreement.

Mr. Acuff covered staff comments and the items that must be completed but overall there are no issues with the plat and it is the subordination agreement that his delaying this; and staff does recommend approval Carriage Hill, Section Five, Block C, subject to the finalization of the subordination agreement.

Mr. Potter asked about the title for Lot 169. Without going back and redoing this, who is going to own that? I didn't any notation on here.

Mr. Acuff replied the Home Owners' Association (HOA) will own it and it will be spelled out in the HOA document.

Mr. Cooney made a motion to approve the final plat for Carriage Hill, Section 5, Block C, Section 32, Town 3, Range 3, Liberty Township subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION #: 13.51

**Knolls of Liberty Estates, Section Two, Block D,
Section 31, Town 3, Range 3
Liberty Township**

Mr. Acuff stated this is the final section of a Knolls of Liberty Estates.

Mr. Acuff said he received revised plans yesterday which are in the packets that address most of the concerns we had. Mr. Acuff highlighted staff comments and said staff recommends approval.

Mr. Cooney made a motion to approve the final plat for Knolls of Liberty Estates, Section Two, Block D, Section 31, Town 3, Range 3, Liberty Township subject to staff comments. Mr. Bullington seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 13. 52

**Walden Ponds, Section Thirteen,
Section 20, Town 2, Range 3,
Fairfield Township**

Mr. Acuff stated this plat is an extension to Walden Ponds development.

Mr. Acuff highlighted the staff comments which resulted from the Subdivision Review Committee meeting. Mr. Acuff said staff recommends approval of this final plat.

Mr. Bullington asked if the storm sewer runs under the golf course or on the surface.

Mr. Eric Pottenger said all of storm sewer system is interconnected and there's a pipe that actually connects the rear of the lots just over the line.

Mr. Bullington asked if that is then the reason why they need that maintenance agreement.

Mr. Pottenger replied yes.

Ms. Wiant made a motion to approve the final plat for Walden Ponds, Section Thirteen, Section 20, Town 2, Range 3, Fairfield Township subject to staff comments. Mr. Bullington seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION#: 13.53

Mr. Acuff said staff recommends approval of this final plat.

OTHER BUSINESS:

Fairfield Township Vision Plan – Draft Document (Comments Only)
Fairfield Township

Mr. Acuff stated the Planning Commission members should have received an email with a copy of the draft document. Mr. Acuff said Mr. Skylor Miller, Fairfield Township, did contact him last week and said they are not quite ready with this draft but did want to give this Board the

opportunity to look at it and if any of you have any comments or questions, now or later, feel free to let me know and he will pass this on the Fairfield Township.

No comments or questions.

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
September 10, 2013

Chair

Secretary

Lee Margraf