



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

**MEETING MINUTES**

**MEETING:** Tuesday, September 9, 2014, 3:00 p.m.

**ROLL CALL:**

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

**Absent:** David Baker  
Steven Brown  
Bernard "Buck" Rumpke

**Staff Present:** Peter Z. Acuff, Dept. of Development  
Lee Margraf, Dept. of Development

---

Meeting was brought to order at 3:00 p.m.

---

**ZONE CHANGES:**

None

**PRELIMINARY PLATS:**

None

**FINAL PLATS:**

**Cedarbrook, Replat of Lots 75 & 101**

Section 15, Town 3, Range 3

Liberty Township

Mr. Acuff showed an aerial image of the two (2) lots involved (Lots 101 and 75) and a plat image of the property and said it has to do with a shed on one (1) of the lots. He stated Liberty Township has recommended denial because no permits were pulled and the shed is located closer to the property line than township zoning allows. The applicant's engineer sent an email earlier today requesting this final plat be tabled until the zoning issues are sorted out. County staff recommends tabling until all of the zoning issues are met.

Mr. Potter made a motion to approve the applicant's request to table the final plat for Cedarbrook, Replat of Lots 75 & 101, Section 15, Town 3, Range 3, Liberty Township. Mr. Cooney seconded the motion. Motion carried.

AYES: Potter, Cooney, Surber, Wiant, Bullington

NAYES: None

**RESOLUTION: 14.57**

---

**Louisedale Replat of Lot 4 and 2.314 acres**

Section 10, Town 2, Range 3

Liberty Township

Mr. Acuff gave background details on this replat and said the owner, who lives in a house on the 2.314 acre parcel, is looking to split the subdivision lot and attach the back portion to the 2.314 acre parcel. He added the applicant has submitted a revised plan and has met all staff comments and staff recommends approval without further comment.

Mr. Potter made a motion to approve the revised plat for plat for Louisedale Replat of Lot 4 and 2.314 acres, Section 10, Town 2, Range 3, Liberty Township as submitted. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Cooney, Surber, Bullington

NAYES: None

**RESOLUTION: 14.58**

---

**OTHER BUSINESS:**

**Carriage Hill Section Eight Modification**

Section 10, Town 2, Range 3

Liberty Township

Mr. Acuff said Sections 8 and 9 of Carriage Hill were approved by this Planning Commission earlier this year, however a gas line crosses over Carriage House Lane on section Eight and there are issues with getting a Subordination Agreement with Duke Energy, which is required to dedicate the road and record the section. He added the street is already paved but needs to be dedicated in order to start selling lots. He added the applicant would like to amend Section Eight of the subdivision and pull out 186 feet of Winding Creek Boulevard section until a later date when it will officially go from privately-owned to publicly- owned and stated no lots are being cut off and is not an access issue.

Mr. Acuff said Water & Sewer and the Butler County Engineer's Office are good with it. Mr. David Fehr, Department of Development, recommended this be brought to the Planning Commission Board members' attention.

Mr. Bullington asked if it would still be a public right-of-way.

Mr. Acuff replied no, it would be private land owned by the Terry family.

Mr. Potter said certainly there's an easement document for allowing an egress/ingress across that piece to make it legal.

Mr. Acuff replied staff can do that.

Mr. Potter made a motion for approval for the amended plat for Carriage Hill Section Eight, Section 10, Town 2, Range 3, Liberty Township for the modification as presented. Ms. Surber seconded the motion. Motion carried.

AYES: Potter, Surber, Cooney, Wiant, Bullington

NAYES: None

**RESOLUTION: 14.59**

---

## **ADJOURNMENT**

### **ADJOURNMENT**

Mr. Potter made a motion to adjourn seconded by Ms. Wiant. 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  
September 9, 2014

---

Chair

---

Secretary

---

Lee Margraf