



**Butler County Department of Development
Planning Commission
Hamilton, Ohio**

Meeting Minutes

MEETING: Tuesday, March 9, 2010; 3:00 p.m.

ROLL CALL:

Present: G. Coe Potter, Chair
Charles Bullington, Vice-Chair
Chris Flaig
Kevin Cooney
Lynn Nevel

Absent: Steven Brown
Joseph Tucker

STAFF PRESENT: David Fehr, Planning Director
Joseph Schmidt, Senior Planner
Doug Dirksing, Butler Soil & Water Conservation District

APPROVAL OF MINUTES:

February 16, 2010

Mr. Bullington made a motion to approve the February 16, 2010 minutes. Mr. Cooney seconded the motion. Motion carried.

AYES: Bullington, Cooney, Nevel, Flaig, Potter

NAYES: None

ZONE CHANGES:

None

PRELIMINARY PLATS:

Black Powder Run
Section 32 & 26, Town 3, Range 3
Liberty Township

Mr. Fehr said he spoke with the applicant yesterday and they are still working on the drawing and working with the adjacent property owners to the south and have requested that this be tabled to the April Planning Commission meeting.

Mr. Potter asked if this had been rezoned.

Mr. Fehr said we saw this as a preliminary two years ago and it was never developed so the preliminary approval expired and they are coming back but he did not believe that this had ever been rezoned.

Mr. Flaig made a motion to table the preliminary plat review for Black Powder Run, Section 32 & 26, Town 3, Range 3, Liberty Township until the April 2010 meeting. Mr. Bullington seconded the motion. Motion carried.

AYES: Flaig, Bullington, Cooney, Nevel, Potter

NAYES: None

Resolution# 10.08

South Street
Section 33, Town 3, Range 2
West Chester Township

Mr. Fehr said this property is located in West Chester Township and showed an aerial photo of the property (outlined in blue) and showed its proximity to State Route 75 and Union Centre Boulevard.

Mr. Fehr said South Street would be an extension of Civic Centre Boulevard and then connect at Allen Road and on the south side of Allen Road is Windisch Road which is the main street from Union Centre Boulevard.

Mr. Fehr indicated where the existing Civic Centre Boulevard is located and said the street will extend down to the south and they are showing a roundabout being created (pointed to on the map) and the road would come in at Allen Road – opposite Windisch Road and the reason for the roundabout is to discourage the heavy volume of tractor trailer traffic from using it as a short cut to the interstate and it will act as a traffic calming feature to slow the traffic down within the development.

Mr. Fehr said there are two detention basins that have already been installed by the developer and indicated the locations of each on the map.

Mr. Fehr said this was approved as a preliminary plat a couple of years ago which has expired so we have a new preliminary plat for it today.

Mr. Fehr said the only proposed use is a potential hotel (as pointed to on the map) and the other outlots shown are just lot suggestions of what might occur in the future and we did ask the developer to show proposed curb cuts on Civic Centre Boulevard so they have shown the proposed access points and any entrance into the two corner lots (lots 2 & 3) will be from Civic Centre Boulevard and we have a note in our staff comments that we do not want any driveway access on to Allen Road – basically all of the traffic will come from Allen Road to Civic Centre then enter those two sites.

Mr. Fehr said item #7 of the Staff Comments states the Butler County Subdivision Regulations require sidewalks be constructed along Allen Road and on both sides of Civic Centre Boulevard the full width of the project site unless a waiver is requested and granted by the Planning Commission.

Mr. Fehr said the Engineers Office is requesting a Traffic Impact Study and under items 13 and 14 there is a little bit of Mill Creek flood plain that comes up in to this property (which is indicated by the black dashed line) and it is all contained within the detention areas and a little bit of lot #2 and we are asking that it be shown on the final subdivision plat, item #16 we ask that a note be placed on the final plat stating that lots 2 and 3 will not have driveway access on to Allen Road.

Mr. Fehr said West Chester Township has some specific design criteria for the boulevard itself under item #18, and that will need to be finalized when the final subdivision comes through and staff does recommend approval of this preliminary plat subject to the Staff Comments.

Mr. Potter said when roundabouts are properly installed and properly used they will reduce emissions because there are no “Stop” signs and the one at Four Bridges has stop signs and defeated the design component was and wonders what is going on with this one.

Mr. Fehr said he does not think it is their intention and will have to speak to Mr. Pottenger, Butler County Engineers Office, about that.

Mr. Bullington said the roundabouts that they put in at Liberty-Fairfield Road and Hamilton-Mason Road and Lakota West at Eagle Ridge have “Yield” signs on them.

Mr. Fehr said he believes the one at Four Bridges was one of the first ones done and they were reluctant to use the “Yield” signs because it was something new and people were

not sure that the roundabout idea would work and he is not aware of any of the new roundabouts having "Stop" signs and feels pretty confident that they will not have the "Stop" signs here.

Mr. Cooney said right now there is not a requirement that access to those two lots come up at the roundabout, it is just that they can not come up Allen Road?

Mr. Fehr said Mr. Pottenger is not here but he believes that was his intention that their only access point would be here (pointed to on map) off of these stubs – and said Mr. Pottenger did not put that in his comments.

Mr. Fehr asked if, what Mr. Cooney is saying is, there should be a comment stating there should be no access off of Civic Centre Boulevard except the roundabout and the only thing he could see is if they wanted to allow a right-in possibly here (pointed to) but that would not affect the traffic flow but that is something the Planning Commission could add if they wanted.

Mr. Potter asked if those lots have access on the roundabout the way they are laid out now.

Mr. Fehr said that is correct.

Mr. Potter said he could endorse it at this point in time saying that they have to enter there, but if they came back with another plan, right now they have access to both of those lots and if they break them up in to smaller lots later then address it at that time, but right now they have got access and said he would like to propose that and asked if anyone else would be inclined to go along with that.

Mr. Cooney replied yes.

Mr. Schmidt asked the Planning Commission if that something that is a conditional requirement right now and something they could come back potential later on.

Mr. Potter said these lots are big and they may come back and want to divide those lots in some way and that would be no problem.

Mr. David Hafner, Kleingers and Associates, said they may want to see a connection there because typically the county wants about 250 feet between access points and it is pretty close to 500 feet between the access points.

Mr. Cooney made a motion to approval the preliminary plat for South Street, Section 33, Town 3, Range 2, West Chester Township, subject to Staff Comments with the addition that access to Lots 2 and 3 come from the roundabout only. Mr. Flaig seconded the motion. Motion carried.

AYES: Cooney, Flaig, Bullington, Nevel, Potter

NAYES: None

Resolution# 10.09

FINAL PLATS:

None

OTHER BUSINESS

Safe Haven Farms – Update

Mr. Schmidt said this was a zone change we saw last year which is a farm for autistic adults. They are moving along with the project and two of the houses are under construction and the existing house is in the process of being converted to an office. They have raised enough money to enable them to start the day-hab building. Mr. Schmidt showed pictures of the front elevation they are proposing and said it will look like an agricultural building as required. This was the County's first Planned Conservation Development and there are trees in the back which are in the conservation easement that was included in the zone change.

Building Permit Trends 2005-2009

Mr. Schmidt said the building trends in Butler County between 2005 – 2009 have not been good. He distributed some information to the Board members including the number of plats that were approved by the Planning Commission, recorded lots that were approved and County Building Permits (new residential structure building permits) issued over this time frame. Mr. Schmidt said the figures indicate the number of preliminaries and recorded lots have gone down. Last year there were more building permits than recorded lots and preliminary lots so that is of interest and obviously there was a glut of lots at the mid-2005 time frame and over the past few years the lots are being filled. Last year and this year preliminary lots and recorded lots remain pretty slow.

Mr. Fehr said if you look at 2005, the blue line and the green line would have reversed each other. In early 2000, we were probably creating 200 – 300 more lots than what we were issuing building permits for, then once 2005 hit, the trend went the opposite way and there were less recorded lots and when things start to pick up the blue line and the green line will converge and reverse directions again.

Mr. Bullington asked if there was a statistic available on exactly how many vacant lots there are in Butler County.

Mr. Fehr said it is not computerized and we do not have the manpower to keep track of that, but wishes we could.

Mr. Potter said there are lots that go back hundreds of years that have not been built on.

Economic Development – St. Clair Township

Mr. Schmidt said because the cities in Butler County and the more suburban/urban Townships have their own staff for Economic Development, we do not want to be redundant with the types of things they are working on but if they require our help we will certainly help them and one of the ways we do that is we act as the “middle man” between the State and the local jurisdictions for any leads for any types of projects that come out from the State.

Mr. Schmidt said the State of Ohio sends lead-related information to the Counties, and we then pass it on to the local jurisdictions so that we are not duplicating efforts and what we are doing right now is a sort of inventory for the Townships and villages where they do not have their own Economic Development staff. We started the inventory in St. Clair Township. Mr. Schmidt showed a map and said they’ve done an inventory including the number of vacant businesses that currently exist. These parcels relate to a spreadsheet that we have with data including the name of the property owner, parcel number, name of the business and how much acreage there is.

Mr. Schmidt said they started with St. Clair Township because it is a Township with more commercial development than other rural townships. Staff is in the process of doing Morgan Township inventory as well.

Mr. Fehr said for example, we might get a lead from the State informing us that a company wants to build a wind turbine and needs 40,000 square feet of office space, a rail line, four docks, etc. and we will go through our database of the vacant buildings in our inventory and send the information back to the State, then the State contacts the company. If the Company wants a site visit we would show them around the community and do our public relations effort and the State’s Department of Development is pretty sophisticated as far as what they have in terms of Economic Development and even includes photographs of the exterior and interior of the buildings.

Mr. Schmidt said there is one database that we all use.

Mr. Schmidt said he saw an article (located in the *Business Courier* and/or *The Enquirer*) about the State of Ohio winning the Governor’s Cup for the fourth year in a row, and also greater Cincinnati was rated #5 for metropolitan areas with over 1 million and Dayton was first on the list for areas around 1 million. The local economy does not always sound good on the news but there are company projects occurring.

Mr. Fehr said for those who were not at the February meeting, Mr. Disney said he did not want to be reappointed to the Planning Commission due to time constraints and hopefully the County Commissioners will select a replacement next week.

ADJOURNMENT:

Mr. Flaig made a motion to adjourn. Mr. Cooney seconded. 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 same and must be prepaid.

Hamilton, Ohio
March 9, 2010

Chair

Secretary

Lee Margraf