



Butler County Planning Commission

Government Services Center, Conference Room #1
315 High Street, Hamilton, Ohio

Meeting Minutes

MEETING: Tuesday, May 12, 2020, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
Steve Brown
Amy Updike
Lonnie Lewis
Bernard “Buck” Rumpke
Kevin Cooney
Beth Surber

Absent: Dave Baker

Staff Present: Peter Z. Acuff, Dept. of Development
Stephanie Foley, Administrative Secretary

Mr. Jones called the meeting to order with roll call at 3:00 p.m.

APPROVAL OF MEETING MINUTES

Mr. Lewis made a motion to approve the March Meeting Minutes. Ms. Updike seconded the motion. Motion carried 4-0.

AYES: Lewis, Surber, Updike, Jones
NAYES: None
ABSTAIN: Brown

ZONE CHANGES

Mr. Acuff stated that the published agenda had a Liberty Township zone change case, LTZ 20-02 Keller Property, which was withdrawn by the applicant prior to the meeting.

WCTZ 20-03 Cassinelli Northpoint, A-1 to M-2

*8711 Princeton Glendale Road
Section 10, Town 2, Range 2
West Chester Township*

Mr. Acuff described that this location is addressed as Princeton Glendale Road, but the site is off Union Center. The area is zoned agricultural, and the request is to change to an industrial zoning. There is M-2 zoning to the east of the property. The plan is to construct a large industrial building similar to the ones already in the area.

Mr. Acuff reviewed staff comments with the board and recommended approval per those comments.

Mr. Cooney and Mr. Rumpke arrived after the staff presentation on this case.

Testimony in favor: Matthew Gasten, Development manager at Northpoint, made himself available to the board should there be any further questions. He had no additional statements to add.

Testimony in opposition: None

Neutral testimony: None

Mr. Brown made a motion to approve **WCTZ 20-03 Cassinelli Northpoint, A-1 to M-2**. Mr. Lewis seconded this. Motion carries 7-0.

AYES: Brown, Lewis, Surber, Cooney, Updike, Rumpke, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.21

WCTZ 20-04 Republic Wire, A-1 to I-PUD

*78341 Princeton Glendale Road
Section 11, Town 2, Range 2
West Chester Township*

Mr. Acuff informed the board that this project is located in the same general area as the previous case. The zone change request would be consistent with the surrounding zoning and is consistent with the area.

Mr. Acuff reviewed staff comments with the board, and recommended approval of the requested zone change.

Testimony in favor: Dave Clark, McGill Smith Punsheon, is the architect engineer for the project. He made himself available to the board for questions. There were no questions.

Testimony in opposition: None

Neutral testimony: None

Mr. Cooney made a motion to approve **WCTZ 20-04 Republic Wire, A-1 to I-PUD**. Mr. Rumpke seconded this. Motion carries 7-0.

AYES: Cooney, Rumpke, Lewis, Surber, Brown, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.22

PRELIMINARY PLATS

Martinkovic Acres

Section 33, Town 3, Range 3

Liberty Township

Mr. Acuff described this new subdivision as 84 lots on 62.668 acres. The property backs up to Windsor Estates to the north. The project includes three parcels. There would be a connecting road from Windsor Estates down through Martinkovic Acres.

Mr. Acuff reviewed staff comments with the board and recommended approval subject to those comments.

Mr. Lewis made a motion to approve **Martinkovic Acres**. Mr. Brown seconded this. Motion carries 7-0.

AYES: Lewis, Brown, Cooney, Surber, Rumpke, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.23

FINAL PLATS

Carriage Hill, Section 22

*Section 2, Town 2, Range 3
Liberty Township*

Mr. Acuff described this as 22 new lots on 11.5 acres. The property backs up to 747 but does not have direct access to it. There is planned open space along 747 and a larger open space in the center of the project.

Mr. Acuff reviewed staff comments with the board and recommended approval subject to those comments.

Mr. Brown made a motion to approve **Carriage Hill, Section 22**. Mr. Cooney seconded this. Motion carries 7-0.

AYES: Brown, Cooney, Surber, Lewis, Rumpke, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.24

Fieldstone Farms, Section Two

*Section 15, Town 3, Range 3
Liberty Township*

Mr. Acuff stated that this development consists of 33 lots on 9.4696 acres. The section is the northwest corner of the property.

Mr. Acuff reviewed staff comments with the board and recommended approval per those comments.

Ms. Surber made a motion to approve **Fieldstone Farms, Section Two**. Mr. Brown seconded this. Motion carries 6-1.

AYES: Surber, Brown, Lewis, Cooney, Updike, Jones

NAYES: Rumpke

ABSTAIN: None

RESOLUTION#: 20.25

Woodberry, Block D

*Section 2, Town 2, Range 3
Fairfield Township*

Mr. Acuff stated that this final plat is to create 6 new lots to add to the Woodberry development.

Mr. Acuff reviewed staff comments with the board and recommended approval per those comments.

Mr. Rumpke made a motion to approve **Woodberry, Block D**. Ms. Updike seconded this. Motion carries 7-0.

AYES: Rumpke, Updike, Brown, Lewis, Surber, Cooney, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 20.26

REPLATS

Kingsgate Addition #5, Replat of Lots 120, 152, 153, and 165

*Section 17, Town 3, Range 2
West Chester Township*

Mr. Acuff stated that this is a commercial replat. There are 4 total lots and the lot lines will be shifting slightly to make them a little wider and more consistent. The reason for the full replat was because all the lots in question are in common ownership and the owner wanted all the lots on the same plat.

Mr. Acuff reviewed staff comments with the board and recommended approval per those comments.

Mr. Brown made a motion to approve **Kingsgate Addition #5, Replat of Lots 120, 152, 153, and 165**. Mr. Cooney seconded this. Motion carries 7-0.

AYES: Brown, Cooney, Rumpke, Surber, Lewis, Updike, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 20.27

OTHER BUSINESS

Appoint David Fehr as representative and Peter Z. Acuff as alternate to the OKI Intermodal Coordinating Committee for fiscal year July 1, 2020 to June 30, 2021.

Mr. Jones made a motion to approve **Appointment of Mr. Fehr and Mr. Acuff**. All in favor. Motion carries 5-0.

AYES: Rumpke, Cooney, Baker, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.28

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Brown. 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 and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting.

Hamilton, Ohio

May 12, 2020

Chair

Secretary