



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, August 11, 2020, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
Steve Brown
Beth Surber
Lonnie Lewis
Bernard “Buck” Rumpke
Dave Baker

Absent: Kevin Cooney
Amy Updike

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 June Meeting Minutes. Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Lewis, Rumpke, Brown, Surber, Jones
NAYES: None
ABSTAIN: Baker

Mr. Jones made a motion to approve the July Meeting Minutes. Mr. Rumpke seconded the motion. Motion carried 4-0.

AYES: Jones, Rumpke, Brown, Lewis
NAYES: None
ABSTAIN: Surber, Baker

ZONE CHANGES

WCTZ 20-07, EDZ Trade Center, A-1 to M-2

8711 Princeton Glendale Road

Section 10, Town 2, Range 2

West Chester Township

Mr. Acuff introduced this as a zone change request of a small triangular piece of property. The property is currently zoned agricultural and only a portion of the property is requested for the zone change. A nearby property was recently rezoned to M-2, which is the zoning requested in this application. The remainder of the property will remain A-1 for flood control and water retention. The entirety of the property is in a flood plain. Mr. Acuff has spoken with Jim Fox, the county's flood plain manager, and has been informed that when submitting for permits, the applicant will be required to raise the property up out of the flood plain and comply with FEMA requirements.

Staff originally mailed out the staff report recommending denial. Staff has since revised the staff report to recommend approval, due to the submission of additional information by the applicant. The recommendation of approval is subject to the comments listed in the staff report.

Testimony in favor: Matthew Gasin, development manager for Northpointe Development, made himself available to the board for questions. He explained that he has been in contact with Jim Fox and Eric Pottenger (of the engineer's office) to do the preliminary flood plain analysis. Based on that, it was determined that the needs of the applicant can be met within the limitations of the flood plain. The property will have to be raised approximately four feet.

Mr. Rumpke asked if anyone from Hamilton County had approached the applicant or others related to the project regarding potential flooding of Mill Creek further down the line. The applicant stated that to his knowledge, nobody had been approached. He further explained that in their development, there has been extensive plans to mitigate any potential drainage or flooding issues for the surrounding areas.

Testimony in opposition: None

Neutral testimony: None

Mr. Rumpke asked if there was any allowance for a buffer between the residence to the north and this development. Mr. Acuff stated that any screening would be left to the township and was not related to this zone change. He did inform the board that as of now, there is a pond between the back of the residences and the subject property.

Mr. Brown made a motion to approve **WCTZ 20-07 EDZ Trade Center, A-1 to M-2** per staff comments. Ms. Surber seconded this. Motion carries 6-0.

AYES: Brown, Surber, Lewis, Baker, Rumpke, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.37

WCTZ 20-08, Residences at Clocktower, CBD/C-PUD to R-PUD

Centre Pointe Drive and West Chester Towne Centre Drive

Section 33, Town 3, Range 2

West Chester Township

Mr. Acuff introduced this as a residential development consisting of 335 units right at the square of Union Centre. These will be apartment style residences. There will be five buildings total, each five stories tall. Each building would consist of one ground level parking floor, and four residential unit floors above that.

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

Ms. Surber asked about the parking spot requirements regarding the density. Mr. Acuff stated that those requirements would be left to West Chester Township zoning.

Testimony in favor: Jim Obert, VP of planning, zoning, and development for Hills Properties, stated that the intent is to be attractive to empty nesters and young professionals. All units will be one or two bedroom units, with several units also having a den. There will also be a social deck and rooftop terrace. Mr. Obert stated that he agrees with the staff report and will comply with all comments. He then showed the board renderings of the architecture of the buildings, explaining that the architecture will be complimentary of the existing visuals in the area.

Mr. Jones asked about the approximate square footage of the units. Mr. Obert stated that the one bedroom would run about 800 square feet, while the two-bedroom would run between 1300-1400 square feet.

Mr. Jones asked about the bottom level outward visual. Mr. Obert stated that the bottom would be brick and glass, to blend in with the rest of the building. At night, the garages would be well lit and it would be evident that the first floor is a parking garage, but during the daytime, the goal is to keep the aesthetic of the building the same.

Mr. Jones asked if there would be much digging required. The applicant stated that there may be some required, but the area is overall flat. Mr. Jones asked about possible groundbreaking as well, to which Mr. Obert stated that work could begin as early as this fall, but would more than likely begin next spring.

Ms. Surber asked about the parking density, to which the applicant stated it would run roughly 1.61 spots per unit.

Mr. Jones asked about rental price, to which Mr. Obert stated that he does not have an exact number but the price will be at the top of the market for the Butler County area, if not above.

Jose Castrejon, landscape architect for McGill Smith Punsheon, stated that he was part of the overall master plan of the area. He stated that the whole idea was to have a mixed use development revolving around the “live, work, play” ideal. He said that as on now, you have places to play and places to work, but no places to live. This development would complete that.

Testimony in opposition: None

Neutral testimony: None

Mr. Jones made a motion to approve **WCTZ 20-08 Residences at Clocktower, CBD/C-PUD to R-PUD** per staff comments. Mr. Brown seconded this. Motion carries 6-0.

AYES: Jones, Brown, Surber, Lewis, Baker, Rumpke

NAYES: None

ABSTAIN: None

RESOLUTION#: **20.38**

WCTZ 20-10, Union Centre Pavilion, Major Change to C-PUD

4842 Union Centre Pavilion Drive

Section 4, Town 2, Range 2

West Chester Township

Mr. Acuff introduced this as a modification of the existing C-PUD plan to accommodate a 10,000 square foot retail building with parking surrounding it on the green space portion of a larger property. He stated that staff has questions regarding the net change in parking, the circulation through the parking would look like, and the impact on open space requirements for this PUD.

Mr. Acuff reviewed staff comments with the board and recommended denial of the request with the basis being that the packet is incomplete.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Jones made a motion to deny **WCTZ 20-10 Union Centre Pavilion, Major Change to C-PUD** per staff comments. Mr. Brown seconded this. Motion carries 6-0.

AYES: Jones, Brown, Surber, Lewis, Baker, Rumpke
NAYES: None
ABSTAIN: None

RESOLUTION#: 20.39

FINAL PLATS

Shannon Ridge, Section Four

*Section 33, Town 3, Range 3
Liberty Township*

Mr. Acuff introduced this as 22 lots on 10.053 acres of land. This would be an extension of Brooks Run to the west.

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

Mr. Rumpke made a motion to approve **Shannon Ridge, Section Four**. Mr. Baker seconded this. Motion carries 6-0.

AYES: Rumpke, Baker, Lewis, Brown, Surber, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 20.40

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Lewis. 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

August 11, 2020

Chair

Secretary