



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, July 14, 2020, 3:00 p.m.

ROLL CALL:

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

Absent: Dave Baker
Beth Surber

Staff Present: Peter Z. Acuff, Dept. of Development
David Fehr, Director of Development

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

APPROVAL OF MEETING MINUTES

Mr. Jones proposed that the minutes would be tabled to next month’s meeting pending corrections.

ZONE CHANGES

WCTZ 20-05 Cin Day Road Properties, R-1/R-2 to B-1
8700-8730 Cincinnati Dayton Road
Section 22, Town 3, Range 2
West Chester Township

Mr. Acuff introduced this as three parcels between Olde West Chester and Cincinnati Dayton Road. The three property owners have filed an application together to rezone the properties to B-1. The request would be consistent with zoning in the area.

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

Mr. Jones asked where the old post office is located on those parcels in question. Mr. Brown stated it was the middle parcel.

Testimony in favor: Dave Clark, of McGill Smith Punsheon, made himself available to answer any questions from the board.

Mr. Jones asked if a northern parcel was also going through a zone change. Mr. Clark stated that it was, but the applicant chose to withdraw his application.

Mr. Acuff stated that a separate application was submitted at the same time as this one for the property Mr. Jones is referencing. Mr. Acuff was informed by West Chester Township that the applicant had withdrawn.

Mr. Jones asked the applicant what is proposed for this area. Mr. Clark stated that there is a company planning to use this area as an office. Mr. Jones asked if there are any proposed uses for the old post office, to which Mr. Clark stated that they are not his client so he does not have that information.

Testimony in opposition: None

Neutral testimony: None

Mr. Cooney made a motion to approve **WCTZ 20-05 Cin Day Road Properties, R-1/R-2 to B-1** per staff comments. Mr. Brown seconded this. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.34

PRELIMINARY PLATS

Windsor Pointe

Section 25, Town 2, Range 3

Fairfield Township

Mr. Acuff introduced this as a repeat plat that previously expired, with 76 new units on just over 11 acres of land. Mr. Acuff stated that this would be a continuation of the existing housing style at Windsor Pointe.

Mr. Acuff reviewed staff comments and recommended approval.

Mr. Jones asked if the applicant was a county commissioner. Mr. Acuff stated that he believes a commissioner is involved with the project. Mr. Jones stated that the board is appointed by the county commissioners, and stated that he does not believe there is a conflict of interest in this project, as his appointment was unanimous.

Mr. Brown made a motion to approve **Windsor Pointe**. Ms. Updike seconded this. Motion carries 6-0.

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

RESOLUTION#: 20.35

FINAL PLATS

Windsor Estates, Section Nine

*Section 28, Town 3, Range 3
Liberty Township*

Mr. Acuff introduced this as the final section of the Windsor Estates development. He stated that no direct access will be provided on to Maud Hughes Road from this section.

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

Mr. Lewis made a motion to approve **Windsor Estates, Section Nine**. Mr. Rumpke seconded this. Motion carries 6-0.

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

RESOLUTION#: 20.36

Mr. Fehr stated that if any board member felt like staff should shift back to an online meeting format due to the increased number of COVID-19 cases in the county, they should express that to him.

Mr. Jones asked if there were any cases in the pipeline that would call for a similar crowd as previous meetings had, such as the Land of Illusion hearing. Mr. Acuff stated that the applicant did present at the Rural Zoning Commission meeting last month. The meeting resulted in a unanimous denial recommendation. The applicant subsequently withdrew their request prior to presenting at the Commissioner's meeting. Mr. Acuff stated that Land of Illusion representatives did express an intent to revise their plans and reapply sometime in the future. No specific date was given.

ADJOURNMENT

Mr. Brown 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

July 14, 2020

Chair

Secretary