



# Butler County Planning Commission

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

## Meeting Minutes

**MEETING:** Tuesday, August 13, 2019, 3:00 p.m.

**ROLL CALL:**

**Present:** Bruce Jones, *Chair*  
Bernard “Buck” Rumpke, *Vice-Chair*  
Dave Baker  
Amy Updike  
Steven Brown

**Absent:** Beth Surber  
Lonnie Lewis  
Kevin Cooney

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

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

### **APPROVAL OF MEETING MINUTES**

Ms. Updike made a motion to approve the July Meeting Minutes as submitted. Mr. Brown seconded the motion. Motion carried 4-0.

**AYES:** Updike, Brown, Rumpke, Jones

**NAYES:** None

**ABSTAIN:** Baker

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## OLD BUSINESS

### **Carriage Meadows, Section 1**

*5180 Millikin Road  
Section 3, Town 2, Range 3  
Liberty Township*

Mr. Acuff introduced this as a plat that was tabled at last months meeting. This is for a new subdivision. The first section is 15 lots on about 12.5 acres. The entrance to the subdivision is off Millikin Road. The plat submitted was revised to include an overall layout under the parameters of the current R-SE zoning.

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

Mr. Brown made a motion to approve **Carriage Meadows, Section 1**. Mr. Rumpke seconded this. Motion carries 5-0.

**AYES:** Brown, Rumpke, Baker, Updike, Jones

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **19.58**

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## ZONE CHANGES

### **LTZ 19-08 Carriage Meadows, R-SE to R-PUD**

*5180 Millikin Road  
Section 3, Town 2, Range 3  
Liberty Township*

Mr. Acuff introduced this as a requested change to allow a subdivision to be placed. The primary purpose of going with a PUD is to allow the lot sizes to be smaller to accommodate the streams on the northern side of the property. This change would allow for protection of the streams.

Mr. Acuff reviewed staff comments and recommended approval per those comments.

*Testimony in favor:* Richard Arnold, of McGill Smith Punsheon, and Rick Seitz, of John Candle Homes, both presented as applicants for this zone change. Mr. Arnold stated that the zoning commission had asked them to come back through with a PUD in order to have a little more control over the development. They are planning on putting in 28 lots.

*Testimony in opposition:* None  
*Neutral testimony:* None

Mr. Rumpke made a motion to approve **LTZ 19-08 Carriage Meadows, R-SE to R-PUD**. Mr. Brown seconded this. Motion carries 5-0.

**AYES:** Rumpke, Brown, Updike, Baker, Jones  
**NAYES:** None  
**ABSTAIN:** None

**RESOLUTION#: 19.59**

**RZC 19-06 Roger Havens, R-3/F-1 to B-3**

*340 & 342 Oxford State Road  
Section 32, Town 2, Range 4  
Lemon Township*

Mr. Acuff introduced this as a zone change for two parcels in Lemon Township. The total acreage is about .6 of an acre between the two. The future land use map calls for medium density residential use, but the plan has not been updated since 1981. There are two run-down houses on the properties. The layout of existing businesses in the neighborhood currently does not follow the land use plan.

Mr. Acuff reviewed staff comments, and recommended approval despite the request not following the land use plan. County staff believes that since the plan is nearly four decades old, the potential for improvement of Oxford State Road in that area outweighs the intent of the outdated land use plan.

*Testimony in favor:* Roger Havens, applicant and property owner, stated that one of the business owners in the area suggested that they get a zone change to get rid of the existing houses on the property, as well as prepare it for future development. The applicant stated that the property will currently be used as a sales lot for personal use, but there are no other plans for the land at this time. He is hoping to find someone who can develop the land better than he can.

*Testimony in opposition:* None  
*Neutral testimony:* None

Mr. Brown made a motion to approve **RZC 19-06 Roger Havens, R-3/F-1 to B-3**. Mr. Baker seconded this. Motion carries 5-0.

**AYES:** Brown, Baker, Rumpke, Updike, Jones  
**NAYES:** None  
**ABSTAIN:** None

**RESOLUTION#: 19.60**

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## PRELIMINARY PLATS

### **Gates of West Chester**

*Section 14, Town 3, Range 2  
West Chester Township*

Mr. Acuff introduced this as a mixed use development complete with 15 residential lots and one commercial lot on under five acres. The preliminary plat shows duplex residential units and a private drive. There is an easement and stub street included leading to the north in case that parcel is developed in the future.

Mr. Acuff reviewed staff comments and recommended approval per them.

Mr. Jones asked about a particular staff comment regarding the entrance to the development. The comment states that there is concern regarding the ingress egress as determined by ODOT. Mr. Acuff explained that ideally, the entrance would be shifted to the north a little more, but the entrance is placed where it is due to the constraints of the site.

Dave Lorei, of Abercrombie and Associates, and Ranjit Sharma, developer, commented on the entrance concern. He stated they are working with ODOT on that, and they believe that the entrance and its current location is what will be needed. He stated that the location is due to the grading of the land and a collection of stormwater. He stated that in conversations he has had with ODOT, they are in agreement about the location.

Mr. Rumpke made a motion to approve **Gates of West Chester**. Mr. Brown seconded this. Motion carries 5-0.

**AYES:** Rumpke, Brown, Updike, Baker, Jones

**NAYES:** None

**ABSTAIN:** None

### **RESOLUTION#: 19.61**

### **The Oaks of West Chester**

*Section 22, Town 3, Range 2  
West Chester Township*

Mr. Acuff introduced this as a request to reapprove an already approved plat. The plat was originally approved in 2013, and it expired last year. The request is to reactivate the plat for another five years. The total development is 112 residential units on 85 acres. The layout is the same as it was back upon original approval.

Mr. Acuff reviewed staff comments and recommended approval per those comments.

Mr. Brown made a motion to approve **The Oaks of West Chester**. Mr. Baker seconded this. Motion carries 5-0.

**AYES:** Brown, Baker, Rumpke, Updike, Jones  
**NAYES:** None  
**ABSTAIN:** None

**RESOLUTION#: 19.62**

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## FINAL PLATS

### **The Overlook Landominiums, Phase 4, Block C**

*Section 22, Town 2, Range 2  
West Chester Township*

Mr. Acuff described this as the final plat for 8 new residential units. They will be split up between two buildings, one with 5 units, and one with 3 units.

All staff concerns have been addressed by a revised plat that was submitted. Therefore, staff recommends approval with no comments.

Mr. Rumpke made a motion to approve **The Overlook Landominiums, Phase 4, Block C**. Mr. Brown seconded this. Motion carries 5-0.

**AYES:** Rumpke, Brown, Baker, Updike, Jones  
**NAYES:** None  
**ABSTAIN:** None

**RESOLUTION#: 19.63**

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## REPLATS

### **Kyles Station Subdivision, Replat of Lot 3**

*Section 10, Town 2, Range 3  
Liberty Township*

Mr. Acuff explained that this is the future Kroger site in Liberty Township. The request is to split current lot 3 into lots 14 and 15.

Mr. Acuff reviewed staff comments and recommended approval per those comments.

Mr. Jones asked Mr. Acuff to clarify the comment regarding shrink swell components. Mr. Acuff stated that the developers need to take precautions when

foundations go in to allow for the change in soils, what with swelling and shrinking due to moisture.

Mr. Rumpke made a motion to approve **Kyles Station Subdivision, Replat of Lot 3**. Mr. Brown seconded this. Motion carries 5-0.

**AYES:** Rumpke, Brown, Updike, Baker, Jones

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#: 19.64**

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## ADJOURNMENT

Mr. Rumpke 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

August 13, 2019

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Chair

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Secretary