



# Butler County Planning Commission

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Administration Building, 6<sup>th</sup> Floor Conference Room  
130 High Street, Hamilton, Ohio

## Meeting Minutes

**MEETING:** Tuesday, August 9, 2022, 3:00 p.m.

**ROLL CALL:**

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

**Absent:** Jeff Griffith

**Staff Present:** Peter Z. Acuff, Dept. of Development  
Marcia Rosado, Administrative Secretary

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

### **APPROVAL OF MEETING MINUTES**

Mr. Rumpke made a motion to approve the July 18, 2022 Meeting Minutes. Mr. Lewis seconded the motion. Motion carried 5-0-1.

**AYES:** Rumpke, Lewis, Cooney, Surber, Jones

**NAYES:** None

**ABSTAIN:** Updike

### **SUBDIVISION PRELIMINARY PLAT**

The Village North  
*Liberty Township*

Mr. Acuff described this as 74 mixed use lots on 48.27 acres at Liberty Way and Butler Warren Road, with the property being in Liberty Township to the north and

West Chester Township to the south. Mr. Acuff stated that there are townhouses, apartments, fast food restaurant, and restaurant/brewery as proposed uses.

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

**Questions/Comments:**

Mr. Rumpke asked what the 6 lots going to be next to the existing residential area. Mr. Acuff stated that it is apartment buildings that are each on their own lot.

Ms. Surber made a motion to approve the preliminary plat for **The Village North** subject to staff comments. Mr. Lewis seconded. Motion carries 5-0-1.

**AYES:** Surber, Lewis, Cooney, Rumpke, Updike

**NAYES:** None

**ABSTAIN:** Jones

**RESOLUTION#:** **22.46**

## SUBDIVISION FINAL PLAT

### Callaway Place, Phase 1B *Liberty Township*

Mr. Acuff stated this is 50 lots on 6.5 acres west of SR 747 and south of Kyles Station Road. A continuance of Osprey Pointe Drive. Mr. Acuff stated these will be attached residential units.

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

Mr. Jones made a motion to approve the final plat for **Callaway Place, Phase 1B** subject to staff comments. Mr. Rumpke seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **22.47**

### Walden Springs, Section One *Fairfield Township*

Mr. Acuff stated this is on SR 4 and Indian Meadows Drive. He stated that these will be 60 residential duplexes each on their own lot and all roads will be private. Mr.

Acuff stated that there is also an open space lot across Indian Meadows that it a part of this subdivision.

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

#### Questions

Mr. Rumpke asked if the open space lot is to fulfill the set aside requirement and will it always remain an open lot. Mr. Acuff stated that this is a PUD with a minimum space requirement. Mr. Rumpke asked how large the buffer is between this and the residential next to it. Mr. Acuff stated it is 50' minimum and is an HOA drainage easement that runs to the culvert.

Mr. Cooney made a motion to approve **Walden Springs, Section One**, subject to staff comments. Ms. Surber seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **22.48**

#### Bridgewater Church Subdivision, Phase Two *Fairfield Township*

Mr. Acuff stated that this is five commercial lots at Princeton and Gilmore Roads. Mr. Acuff stated that this is a replat plus an additional 3.5 acres to the east.

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

Mr. Jones made a motion to approve **Bridgewater Church Subdivision, Phase Two**, subject to staff comments. Mr. Lewis seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **22.49**

#### SUBDIVISION REPLAT

#### Williamsdale, Replat of Lots 252 & 253 *St. Clair Township*

Mr. Acuff stated that this is in Williamsdale, north of New Miami and the same owner owns the 2 lots to the north of these parcels and would like to combine the 2 vacant parcels into one lot.

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

### Questions

Mr. Rumpke asked about sewer hook ups. Mr. Acuff stated that they would have to hook up to sewer only if new development.

Mr. Rumpke made a motion to approve **Williamsdale, Replat of Lots 252 & 253**, subject to staff comments. Mr. Cooney seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 22.50

### **Lookout Heights, Replat of Lots 4-6**

*Wayne Township*

Mr. Acuff stated that this is a subdivision off Middletown Eaton Road north of Jacksonburg that they are proposing to combine three lots into a single lot.

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

Mr. Lewis made a motion to approve **Lookout Heights, Replat of Lots 4-6**, subject to staff comments. Ms. Surber seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 22.51

### OTHER BUSINESS

#### **Morgan Township Land Use Plan Update**

Mr. Acuff stated that Morgan Township has an update to their land use plan with no major changes. He further stated it has been 12 years since the last update.

Mr. Dale Marshall, Zoning Administrator  
3141 Chapel Rd  
Okeana, Ohio 45053

Mr. Marshall stated that the land use mainly changed around Shandon and Okeana and that they had a steering committee that worked on this for a year. Mr. Marshall stated that their objective was to keep the rural atmosphere as much as possible.

Mr. Marshall stated that if approved it will then go to the township trustees for their vote.

Mr. Rumpke made a motion to approve **Morgan Township Land Use Plan**. Mr. Cooney seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 22.52

## ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Rumpke. Motion carries 6-0. Meeting adjourned 3:42 PM.

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

**NAYES:** None

**ABSTAIN:** None

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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 9, 2022

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Chair

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Secretary