



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, August 8, 2017, 3:00 p.m.

ROLL CALL:

Present: Beth Surber, Chair
Steve Brown
Bruce Jones
G. Coe Potter
Bernard "Buck" Rumpke

Absent: Kevin Cooney, Vice-Chair
Dave Baker
Charles Bullington

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

Ms. Surber called the meeting to order with roll call.

APPROVAL OF MEETING MINUTES:

Mr. Potter made a motion to approve the **September 30, 2016** Meeting Minutes submitted. Mr. Brown seconded the motion. Motion carried 4-0

AYES: Potter, Brown, Rumpke, Surber

NAYES: None

ABSTAIN: Jones

ZONE CHANGES:

RZC 17-04 Skyline Chili, A-1 to B-2

3771 Hamilton Cleves Road
Section 27, Town 3, Range 2
Ross Township

Mr. Acuff reviewed aerial image of plat map focusing on two (2) parcels located at US 27 and 128. Applicant is requesting zone change from A-1 to B-2 for a proposed Skyline Chili with parking and drive-thru.

Staff recommends approval of zone change with staff comments which are in binders.

Staff comments:

- Follow guidance of rural zoning resolution as it relates to site layout, structure, lights, landscape, parking, etc.
- Site approval
- Storm Water Pollution permit
- Cross access easement may be required with church
- Dedicated right of way along Herman Road
- Submit drainage report

Applicant Presentation

Mr. Isaac Heintz (*representing applicant*)
4270 Ivy Point Drive, Cincinnati, Ohio 45245

Mr. Heintz states the applicant is hoping this will be a good use of the parcel and bring jobs and opportunities.

Questions:

1. How will right of way dedication work out?
 - a. Per Mr. Acuff, the existing Herman Road exists via an easement, will be looking to have a dedication plat submitted.
2. Mr. Potter asked, what exactly are we voting on rezoning?
 - a. Mr. Acuff gave description of area.
3. Mr. Potter asked, what is the zoning across the street?
 - a. Mr. Acuff defined the different zones.
4. Mr. Brown asked, if zoning passed will there be a lot combination?
 - a. Yes, per Mr. Heintz.

No Testimony in favor of
No Testimony in opposition
No Neutral testimony

Motion was made to approve **RZC-17-04** by Mr. Brown; motion was seconded by Mr. Rumpke.
Motion carried 5-0.

AYES: Brown, Potter, Jones, Rumpke, Surber

NAYES: None

ABSTAIN. None

RESOLUTION#: 17,49

LTZ 17-05 Dairy Queen, B-2 to B-PUD
Cincinnati Dayton Road at Wyandot Lane
Section 13, Town 3, Range 3
Liberty Township

Mr. Acuff reviewed aerial map of three parcels located on Cincinnati-Dayton Rd. north of 129. Two of the three parcels are already zoned B-PUD one is zoned B-2; the request is to make them all B-PUD.

Staff comments:

- The three (3) lots will need to be combined prior to final B-PUD approval.
- Confirm driveway access onto Wyandot aligns with the approved PUDs for Bethany Station which is north of this site.
- Comply with OEPA Storm Water Permit.
- Access drive on Cincinnati Dayton Road needs to be right in only.
- Sidewalk needs to go around the outside of the utility poles.
- Provide drainage calculations for review.

Subject to comment, staff is recommending approval of the requested zone change for Dairy Queen from A-1 to B-2.

Applicant Presentation

Brooke Lindholm (Kleingers Group)
6305 Centre Park Drive, West Chester, Ohio 45069

Ms. Lindholm states response to comments were made last week. The only outstanding item is the location of sidewalks which will be easily worked out; they will submit a Replat.

Questions:

1. Mr. Potter asked if she foresees any problem in bringing the sidewalk inside the pole.
 - a. She will need further clarification as to what is wanted, they can do what is wanted

No Testimony in favor of

No Testimony in opposition

No Neutral Comments

Motion was made to approve **LTZ 17-05** per staff comments by Ms. Surber; motion was seconded by Mr. Potter. Motions carried 5-0

AYES: Surber, Potter, Brown, Jones, Rumpke

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.50

PRELIMINARY PLATS: None

FINAL PLATS

The Knolls of Aspen Trails, Block C

Section 4, Town 2, Range 3

Liberty Township

Mr. Acuff show aerial view of the final section of Aspen Trails. Mr. Acuff states that although the preliminary plat showed a roundabout, that location will be determined in the future, with a street now running to 747.

Staff recommends approval subject to comments.

No questions

No comments

Mr. Potter made the motion to approve The Knolls of Aspen Trails, Block C, Seconded by Mr. Brown. Motion carried 5-0.

AYES: Potter, Brown, Rumpke, Jones, Surber

NAYES: None

ABSTAIN. None

RESOLUTION#: 17.51

Carriage Hill, Section Fifteen –A (Replat of Lot 390)

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff showed aerial map of property. A single lot which was a part of section 15. Developer would like to develop this lot and with the design of the home which includes a deck that would encroach on the stream buffer and private drainage easement. Applicant did meet with Jim Fox and came up with a solution.

The proposal is to relocate the private drainage easement and stream buffer. New lot #446.

The only thing outstanding is paying the Health Department Review fee for the Replat.

Questions

1. Ms. Surber asked, is the easement only a few feet?
 - a. Per Mr. Acuff, yes.
2. Mr. Brown asked, do they need to worry about flooding?
 - a. Per Mr. Acuff, no.

No comments

Mr. Brown made a motion to approve the Replat of Carriage Hill, Section Fifteen – lot 390. Mr. Rumpke Seconded the motion. Motion carried 5-0.

AYES: Brown, Rumpke, Jones, Potter, Surber

NAYES: None

ABSTAIN. None

RESOLUTION#: 17:52

The Maples, Replat of Lot 6

Section 23, Town 3, Range 2

West Chester Township

Mr. Acuff show aerial map of property. Commercial subdivision located on Cincinnati-Dayton Road south of Tylersville Rd. Applicant would like to split take the large lot and split up into individuals parcels so that each building would have its own separate parcel and an additional parcel for development.

Mr. Acuff review staff comments and recommended approval subject to staff comments.

Questions

1. Mr. Brown asked, are the current systems septic?
 - a. Mr. Acuff deferred to Mr. Steve Thompson of Water and Sewer. Per Mr. Thompson, not sure of the systems.

No comments

Ms. Surber made a motion to approve The Maples, Replat of Lot 6 subject to staff comments. Mr. Potter seconded the motion. Motion carried 4-1.

AYES: Surber, Potter, Jones, Brown

NAYES: Rumpke

ABSTAIN. None

RESOLUTION#: 17.53

Fairfield Falls, Block C

Section 16, Town 2, Range 3

Fairfield Township

Mr. Acuff showed aerial map of property. Mr. Acuff gave a brief history of the property. When first developed, plan was to have a number of detached condos, but as the market changed, went in a different direct with single family homes. Would like to split the undeveloped property into individual lots for single family use.

Mr. Acuff reviewed staff comments.

Recommends approval upon payment of Water and Sewer & Health Department Review fees.

Questions

1. Mr. Rumpke asked do the three (3) condos have individuals driveways and is each responsible for maintenance?
 - a. Yes, they do have individual's driveways, not sure regarding maintenance.
2. Mr. Rumpke asked are all of the condos connected to the same HOA?
 - a. Yes, as well as the existing and future homes.

No comments

Mr. Brown made a motion to approve Fairfield Falls, Block C per staff comments. Ms. Surber seconded the motion. Motion carried 5-0.

AYES: Brown, Surber, Rumpke, Jones, Potter

NAYES:

ABSTAIN. None

RESOLUTION#: 17.51

ADJOURNMENT

Mr. Potter made a motion to adjourn seconded by Mr. Jones. 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 8, 2017

Chair

Secretary