



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, December 10, 2019, 3:00 p.m.

ROLL CALL:

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

Absent: Beth Surber
Kevin Cooney
Steven Brown

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

Mr. Jones called the meeting to order with roll call at 3:06 p.m.

APPROVAL OF MEETING MINUTES

Mr. Lewis made a motion to approve the November 12th Meeting Minutes. Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Lewis, Rumpke, Updike, Baker, Jones
NAYES: None
ABSTAIN: None

Mr. Jones made a motion to approve the November 19th Special Meeting Minutes. Mr. Lewis seconded the motion. Motion carried 4-0.

AYES: Jones, Lewis, Rumpke, Baker
NAYES: None
ABSTAIN: Updike

ZONE CHANGES

WCTZ 19-07 Giant Plaza, B-1 & R-2 to B-2

9433 Cincinnati Columbus Road

Section 15, Town 3, Range 2

West Chester Township

Mr. Acuff introduced this as a single vacant parcel. Current zoning is split between the front and rear of the property. There is B-2 zoning nearby but the majority of the zoning in the area is B-1. The proposed land use plan for the township from 2013 calls for planned for general retail use, as are the surrounding properties. The proposal is to change the entire parcel to B-2 with the objective of putting in a strip center restaurant with a drive through and outdoor seating.

West Chester zoning requires that restaurants with outdoor seating and drive thru be located at least 200 feet from any residential zone. If the requested zone change is not approved, the R-2 zoning to the rear of the property would not allow a restaurant with outdoor seating and a drive thru.

Mr. Acuff reviewed staff comments with the board, and county staff recommended denial of the zone change, based on the fact that the request does not coincide with surrounding zoning established by the township.

Mr. Rumpke asked whether it is B-1 or B-2 that is referred to in the land use plan, where it states general retail use. Mr. Acuff stated that general retail is neither a B-1 or a B-2. Mr. Rumpke also asked about the buffer, in relation to other locations that have actual objects between the businesses and the neighboring residential areas. Mr. Acuff stated that the buffer in this case appears to be more of a distance buffer.

Mr. Jones asked about the B-2 zoning permitting car lots. Mr. Acuff stated that the B-2 does permit auto sales lots, but not auto repair or gas stations.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Lewis made a motion to deny **WCTZ 19-07 Giant Plaza, B-1 & R-2 to B-2**. Mr. Rumpke seconded this. Motion carries 4-1.

AYES: Lewis, Baker, Updike, Jones

NAYES: Rumpke

ABSTAIN: None

RESOLUTION#: 19.81

FINAL PUD

Venice Crossing, Section Two, Final PUD

Section 28, Town 3, Range 2

Ross Township

Mr. Acuff introduced this as the final PUD approval for this section. There will be patio homes going in on the southern portion of the property and an open space to the north. This is consistent with the preliminary PUD plan.

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

Mr. Rumpke asked if these were landominiums, to which Mr. Acuff stated that they were.

Mr. Lewis made a motion to approve **Venice Crossing, Section Two, Final PUD**. Mr. Rumpke seconded this. Motion carries 5-0.

AYES: Lewis, Rumpke, Updike, Bake, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 19.82

FINAL PLATS

Venice Crossing, Section Two, Final Plat

Section 28, Town 3, Range 2

Ross Township

Mr. Acuff introduced that this is the same section that was just discussed, but the final plat. This project is consistent with the plan that was just approved, and it calls for 21 new lots on just shy of 14 acres.

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

Mr. Lewis made a motion to approve **Venice Crossing, Section Two, Final Plat**. Mr. Baker seconded this. Motion carries 5-0.

AYES: Lewis, Baker, Updike, Rumpke, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 19.83

Venice Crossing, Section One, Block A, Replat of Lot 25

Section 28, Town 3, Range 2

Ross Township

Mr. Acuff introduced this project to the board as a replat of lot 25 into 5 new lots. He reviewed staff comments with the board, and recommended approval of this project.

Mr. Baker made a motion to approve **Venice Crossing, Section One, Block A, Replat of Lot 25**. Mr. Lewis seconded this. Motion carries 5-0.

AYES: Baker, Lewis, Updike, Rumpke, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **19.84**

The Oaks of West Chester, Section Five

Section 22, Town 3, Range 2

Ross Township

Mr. Acuff introduced this as 9 new lots on a little over 9 acres at the northern end of The Oaks of West Chester. All lots will have driveway access to a private drive that will in turn have access to Barrett Road.

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

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

AYES: Rumpke, Baker, Lewis, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **19.85**

Arbor Park, Section Two

Section 21, Town 3, Range 3

Ross Township

Mr. Acuff introduced this as the final section of Arbor Park. There will be 18 new lots on 5.2 acres. Access to the property will be off Yankee Road.

Mr. Acuff stated that a small corner of land that is not included in the plat has been in talks of being transferred to Liberty Township to be part of Dudley Park, but has not yet been transferred. If it is not going to be included in the plat, it needs to be transferred to Liberty Township, rather than remaining in a limbo status.

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

Mr. Baker made a motion to approve **Arbor Park, Section Two**. Mr. Rumpke seconded this. Motion carries 5-0.

AYES: Baker, Rumpke, Lewis, Updike, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 19.86

ADJOURNMENT

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

December 10, 2019

Chair

Secretary