



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, December 11, 2018, 3:00 p.m.

ROLL CALL:

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

Absent: Dave Baker
Kevin Cooney

Staff Present: Peter Z. Acuff, Dept. of Development
Stephanie Foley, Administrative Secretary

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

APPROVAL OF MEETING MINUTES

Mr. Brown made a motion to approve the November Meeting Minutes as submitted.
Mr. Lewis seconded the motion. Motion carried 4-0.

AYES: Brown, Updike, Surber, Jones

NAYES: None

ABSTAIN: Lewis

ZONE CHANGES

LTZ 18-05 Aspen Trails Remainder, B-PUD to MU-PUD

5290 Princeton Glendale Road

Section 4, Town 2, Range 3

Liberty Township

Mr. Acuff introduced this as a property that had been planned for PUD use for several years. The applicant is requesting a change for multi-generational living facilities, rather than a nursing home style facility.

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

David Wittekind of In Line Development Company, 8038 Jeanne's Creek Lane, West Chester Ohio, 45069 explained the changes in the proposed plan compared to the 2015 plan. Rather than a nursing home assisted living facility, the building would be a multigenerational living facility allowing for families to remain closer together.

Randall Woodings of Kontogiannis & Associates, 400 South Fifth Street, Suite 400, Columbus, Ohio 43215, further explained the need associated with this project.

Suzanne Bruce, 4985 Snow Valley Lane, Hamilton, Ohio 45011, inquired as to what would be constructed. She is a neighbor to the area and wanted to know which vendors could possibly be entering the area. She asked if the apartments are open to anyone, or rather the professionals to take care of the older generation. Mr. Jones informed Ms. Bruce that she can speak with the applicant prior to them leaving after the meeting and receive the information she was looking for.

Mr. Rumpke arrived after roll call and before a motion and vote were given.

Mr. Lewis made a motion to approve **Aspen Trails Remainder, B-PUD to MU-PUD**. Mr. Brown seconded this. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.65

LTZ 18-06 Williamsberg Lot 70, B-2 to R-4

4888 Mercedes Drive

Section 4, Town 2, Range 3

Liberty Township

Mr. Acuff introduced this as a zone change on a single lot. Most of the area is zoned R-4, but the land use plan calls for this lot to be used later on for a planned general business district, thus the B-2 zoning.

Mr. Acuff explained that although the R-4 zoning would be consistent with adjacent properties, it is not in line with the land use plan. Mr. Acuff reviewed staff comments with the board and recommended denial.

Mr. Rumpke made a motion to deny **Williamsberg Lot 70, B-2 to R-4**. Mr. Brown seconded this. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.66

FINAL PLATS

Westview Meadows, Section One

8300 West Chester Road

Section 9, Town 3, Range 2,

West Chester Township

Mr. Acuff introduced this as the first section of a new subdivision of West Chester Road. There will be 27 new lots coming in off of West Chester Road.

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

Mr. Brown made a motion to approve **Westview Meadows, Section One** per staff comments. Motion was seconded by Mr. Lewis. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.67

Fieldstone Farms, Section One, Block A

7306 Millikin Road

Section 15, Town 3, Range 3,

Liberty Township

Mr. Acuff introduced this as an initial section of a new development in Liberty Township. There will be 59 new lots on a little over 15 acres. There will be a mix of detached single family lots as well as attached units with both public and private streets.

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

Ms. Surber made a motion to approve **Fieldstone Farms, Section One, Block A** per staff comments. Motion was seconded by Ms. Updike. Motion carried 5-1.

AYES: Surber, Updike, Brown, Lewis, Jones

NAYES: Rumpke

ABSTAIN: None

RESOLUTION#: 18.68

REPLAT

Turnbridge, Replat of Lots 43, 44, and 88

5844 & 5894 Laurel Run Drive

Section 33, Town 3, Range 3,

Liberty Township

Mr. Acuff introduced this as a division of a single strip of land on lot 88 that runs between lots 43 and 44. The strip will be removed from lot 88 and added to lots 43 and 44.

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

Mr. Lewis made a motion to approve **Turnbridge, Replat of Lots 43, 44, and 88**. Ms. Surber seconded this. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.69

West Chester, Replat of Lot 82 + 1.794 Acres

*8836 Cincinnati Dayton Road
Section 22 & 28, Town 3, Range 2,
West Chester Township*

Mr. Acuff introduced this as a request to add the 1.784 acres to Lot 82 in order to divide it later to create two commercial parcels.

Mr. Acuff reviewed staff comments and recommended approval.

Mr. Brown made a motion to approve **West Chester, Replat of Lots 82 + 1.794 Acres**. Mr. Lewis seconded this. Motion carries 6-0.

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

RESOLUTION#: 18.70

OTHER BUSINESS

OKI Board of Directors Appointment

Appoint David Fehr as the Butler County Planning Commission representative to the OKI Board of Directors for the 2019 calendar year.

Mr. Brown made a motion to approve the appointment of **David Fehr as the Butler County Planning Commission representative for the 2019 calendar year**. Mr. Lewis seconded this. Motion carries 6-0.

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

RESOLUTION#: 18.71

ADJOURNMENT

Mr. Rumpke made a motion to adjourn, seconded by Ms. Surber. 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 11, 2018

Chair

Secretary