



Butler County Planning Commission

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

Meeting Minutes

MEETING: Monday, December 20, 2021, 2:00 p.m.

ROLL CALL:

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

Absent: Dave Baker
Amy Updike
Jeff Griffith

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

Mr. Jones called meeting to order with roll call at 2:01 p.m.

APPROVAL OF MEETING MINUTES

Mr. Jones made a motion to approve the November 15, 2021 Meeting Minutes. Mr. Lewis seconded the motion. Motion carried 3-0-2.

AYES: Jones, Lewis, Cooney

NAYES: None

ABSTAIN: Rumpke, Surber

OLD BUSINESS

WCTZ 21-09, Highlands Market Square, C-PUD to SP-PUD

West Chester Township

Mr. Acuff stated that this is a parcel on Cincinnati-Dayton Road west of I-75 near the Wal-Mart. He further stated that the proposed use is for 287 attached residential homes and that the land use plan was recently adjusted to community mixed use.

Mr. Acuff stated that there would be 3 commercial out lots along Cincinnati-Dayton Road and there would be townhomes and condos built in the rest. He further stated that this calls for higher density than called for on land use plan.

Mr. Acuff stated that the property is now zoned commercial planned unit development and with the requested change would allow the residential portion.

Mr. Acuff reviewed staff comments and recommended denial of the zone change.

Questions

Mr. Rumpke asked why it was tabled last month. Mr. Acuff stated that the applicant requested for it to be continued.

Applicant

Mr. Adam Rockel
Neyer Properties (Owner/Developer)
2135 Dana Ave
Cincinnati, OH 45207

Mr. Rockel stated that they have been marketing the property for 25 years for commercial use and that they were having no success so they explored residential use, at first as rentals but now are looking at purchased products as the township was more acceptable to that. He further stated that there is a need for more affordable housing in West Chester for home buyers. He stated that the bulk of the development will be attached townhomes either 2 or 3 story but that a builder has not been selected.

Mr. Jose Castrejon, Planner/Designer
McGill Smith Punshon
3700 Park 42 Dr
Cincinnati, OH 45241

Mr. Castrejon stated that the property has sat a long time and there is a demand for housing for people wanting to downsize but stay in West Chester. Based on market demand they have come up with a plan to integrate this property into a mixed use integrated recreational and commercial community.

Questions

Mr. Rumpke stated that West Chester asked for density to be 7/unit but this is 10. Mr. Castrejon stated that the comprehensive plan is a guide to apply to the property and they feel that with this piece of property that has a railroad track to the north and big retail and commercial all around that the density would not affect any neighbors. He further stated that since it was originally supposed to be big retail that the traffic patterns should not be of consequence either and that they are trying to make it more walkable and encourage less traffic. He stated that they use the comprehensive plan as a guide and that they feel they meet the intent of that plan with what they are proposing.

Mr. Rumpke asked what is immediately north of the pond. Mr. Castrejon stated that Blondie's Bar & Grill is there and no residential except on the other side of the

railroad track with a tree row on each side of it, so they feel they have minimal effect on any residential.

Mr. Rockel stated that they have three letters in support from pre-existing businesses. Mr. Jones stated that for the record the letters are from Kiddie Academy, AAA West Chester and Buckner Martial Arts and are all tenants of Neyer Properties who is the applicant.

Mr. Rumpke asked about having technically no open space to north and a small piece with the pond. Mr. Castrejon stated that there will be pocket parks at the entrance and throughout, a dog park with walkability around the pond and throughout the development.

Ms. Surber asked if the market study considered any other residential or business opportunities. Mr. Rockel stated that they explored residential rentals but home ownership was a higher priority with West Chester and will have small retailers on the out lots so there will not be residential directly on Cincinnati-Dayton Rd.

Mr. Lewis made a motion to concur with the staff recommendation to deny **WCTZ 21-09, Highlands Market Square, C-PUD to SP-PUD**. Seconded by Mr. Rumpke. Motion carries 4-1-0.

Comments

Ms. Surber stated that the connecting walkability and the proposed density is the main things to overcome.

Mr. Rumpke asked if Neyer would be building the homes and townhomes. Mr. Rockel stated that they would bring in a builder.

Mr. Cooney asked Mr. Acuff that in the recent past there was going to be a self-storage units on this property. Mr. Acuff stated that he thinks originally when it came before the board for major change to PUD in 2014 that it was planned to be self-storage because of elevation.

Mr. Jones stated that he appreciates the pursuit of the best use but the density is nearly 50% higher than the recommendation so he will be voting in favor of the recommendation.

AYES: Lewis, Rumpke, Jones, Surber

NAYES: Cooney

ABSTAIN: None

RESOLUTION#: **21.82**

Legacy Ridge, Section Two

Section 36, Town 3, Range 2

West Chester Township

Mr. Acuff stated that this is a final plat for Legacy Ridge Section Two that was tabled last month with concern about landscape treatment along Tylersville Road. Mr. Acuff stated he did ask the applicant and they sent a sketch indicating that there are plans for an earthen berm and 7' tall spruce trees along Tylersville Road side of the subdivision.

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

Mr. Jones made a motion to approve the final plat for **Legacy Ridge, Section Two**, subject to staff comments. Ms. Surber seconded. Motion carries 5-0.

AYES: Jones, Surber, Cooney, Lewis, Rumpke

NAYES: None

ABSTAIN: None

RESOLUTION#: **21.83**

ZONE CHANGES

STZ 21-01, Airway MHP, B-3 to R-MHP

Saint Clair Township

Mr. Acuff stated that this is in Saint Clair Township on SR 127 just north of New Miami and that historically there has been two mobile home parks in the area, Linda Mobile Home Park and Airway, which has been cleared out. Mr. Acuff stated the property is currently zoned B-3, general business district but has been used as mobile home parks in the past. He further stated that the proposal is to make an internal connection between the two and expand the existing mobile home park to encompass the old Airway Mobile Home Park and the request to re-zone is to match the current use.

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

Questions

Mr. Jones asked why it needs a zone change as it is a mobile home park now and previously. Mr. Acuff stated that residences are not allowed in B-3, but suspects that the existing mobile home parks were grandfathered.

Mr. Lewis asked where ADS is located in reference to this property. Mr. Acuff stated that it is north of this property.

Applicant

Mr. Shawn Campbell, JWCI
332 Dayton St, Suite 200
Hamilton, OH 45011

Mr. Campbell stated that he is representing Mr. John Brinkos and Brinkos Development. He stated that they decided to do a zone change instead of conditional use to clean up the zoning in the township. Mr. Campbell stated that Airway Mobile Home Park was a nuisance site with lots of problems and not well maintained and has been torn down. He stated that Mr. Brinkos wants to re-do it now with new mobile homes that will be owned not rentals. He further stated that the owner has no problems with any of the conditions presented. Mr. Campbell stated that Ms. Schick with the township is here and they are working closely with them to make it look nice and provide individual homes with own utilities that is affordable in the \$60-\$80k range.

Questions

Mr. Rumpke asked how close the houses will be to SR 127. Mr. Campbell stated he thinks there will be 30' with a buffer.

Testimony in favor:

Ms. Barb Schick
2449 Jackson Rd
Hamilton, OH 45011

Ms. Schick stated that she is the township zoning administrator and wants to express that the board and trustees are in favor of having affordable housing and what was there before was blight, drug issues and they would like to see something developed that is good for the community. She further stated that if it is left empty they fear that it could become a homeless encampment, therefore the zoning administrator and trustees are in favor of this project.

Testimony in opposition: None

Neutral testimony: None

Mr. Cooney made a motion to approve STZ 21-01, Airway MHP, B-3 to R-MHP, subject to staff comments. Mr. Rumpke seconded. Motion carries 5-0.

AYES: Cooney, Rumpke, Surber, Lewis, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.84

LTZ 21-13, Liberty Center Multi-Family, B-2 & B-PUD to MU-PUD

Liberty Township

Mr. Acuff stated that this is a zone change application and with the initial comments sent back to them they asked to be tabled to January. He further stated he wanted to let the board know the basics of the zone change. Mr. Acuff stated that this is in Liberty Center in the SW corner and it is a surface parking lot and two retail buildings along Gibson Street, the proposal is to remove most of the surface parking along with the two retail buildings and construct an apartment building. The remaining surface lot and the first floor of the parking garage would be for tenant parking. Mr. Acuff stated that there is a number of items outstanding with the parking aspect and the main reason for the request to be tabled.

Mr. Acuff asked for the board to consider a motion to postpone the zone change hearing until January.

Mr. Rumpke made a motion to table until the next meeting. Mr. Lewis seconded. Motion carried 5-0.

AYES: Rumpke, Lewis, Cooney, Surber, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.85

PRELIMINARY PLAT

Kyles Parke

Section 22, Town 3, Range 3

Liberty Township

Mr. Acuff stated this has come through for a zone change and is not sure if it was denied at the township but it is now coming through as a straight R-1 zoned subdivision. He further described it as 112 lots on 84.5 acres at Kyles Station and Yankee Roads in Liberty Township. Mr. Acuff stated that because of the R-1 zoning they are all have 100' road frontage.

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

Questions

Mr. Rumpke asked where the hiker/biker trail will be. Mr. Acuff stated it is on the east side of Yankee Road and west on Kyles Station.

Mr. Rumpke made a motion to approve the preliminary plat for **Kyles Parke**, subject to staff comments. Seconded by Mr. Jones. Motion carried 5-0.

AYES: Rumpke, Jones, Cooney, Surber, Lewis

NAYES: None

ABSTAIN: None

RESOLUTION#: **21.86**

FINAL PLAT

Venice Crossing, Section 3, Final PUD

Sections 28 & 33, Town 3, Range 2

Ross Township

Mr. Acuff stated this is the final PUD plan for zoning and we have the final plat afterwards for Venice Crossing, Section 3 located in Ross Township west of Layhigh Road and across Dry Run Creek bridge which was included in Section 2.

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

Mr. Jones made a motion to approve **Venice Crossing, Section 3, Final PUD**, subject to staff comments. Seconded by Mr. Lewis. Motion carried 5-0.

AYES: Jones, Lewis, Cooney, Surber, Rumpke

NAYES: None

ABSTAIN: None

RESOLUTION#: **21.87**

Venice Crossing, Section 3

Sections 28 & 33, Town 3, Range 2

Ross Township

Mr. Acuff stated that this section is 31 residential lots on 26.5 acres, with two large open space lots.

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

Mr. Rumpke made a motion to approve **Venice Crossing, Section 3**, subject to staff comments. Seconded by Mr. Lewis. Motion carried 5-1.

AYES: Rumpke, Lewis, Jones, Cooney, Surber

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.88

Callaway Place, Phase 1A

Section 3, Town 2, Range 3

Liberty Township

Mr. Acuff described this as 19 lots on 6.5 acres on the west side of SR747 just south of Kyles Station Road.

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

Questions

Mr. Rumpke asked who the developer is. Mr. Acuff stated it is M/I Homes.

Mr. Lewis made a motion to approve the final plat **Callaway Place, Phase 1A**, subject to staff comments. Seconded by Mr. Rumpke. Motion carries 5-0.

AYES: Lewis, Rumpke, Surber, Cooney, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.89

SUBDIVISION REPLAT

Crossings of Beckett, Section One, Replat of Lots 3 & 7

Section 5, Town 2, Range 2

West Chester Township

Mr. Acuff stated that this a replat of two commercial out lots in front of new Kroger on SR747 just south of Tylersville Road, only shifting lot lines.

Mr. Acuff reviewed staff comments with the board recommends approval subject to those comments.

Mr. Jones made a motion to approve the replat of **Crossings of Beckett, Section One, Lots 3 & 7**, subject to staff comments. Seconded by Mr. Cooney. Motion carried 5-0.

AYES: Jones, Cooney, Lewis, Rumpke, Surber

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.90

North Pointe at Union Centre, Section One, Replat of Lot 2
Section 27, Town 3, Range 2
West Chester Township

Mr. Acuff stated this is at the intersection of Union Center Blvd and Cincinnati Dayton Road in front of the GE Aviation building. They are proposing to divide the 17 acre vacant lot into two development lots and one open space lot.

Mr. Acuff reviewed staff comments with the board recommends approval subject to those comments.

Questions

Mr. Rumpke stated that we have dealt with parts of this and if we have already dealt with the 2 lots between this lot and I-75. Mr. Acuff stated that a zone change came through a few months back for the majority of that property on the west and that this is part of that plan. Mr. Rumpke asked if it is now breaking off. Mr. Acuff stated that no that they are dividing it up into two development lots he assumes is in preparation for sale to a developer as part of that PUD plan. Mr. Acuff stated that all this will approve is breaking this parcel into two distinct development sites and one open space lot.

Mr. Cooney made a motion to approve **North Pointe at Union Centre, Section One, Replat of Lot 2**, subject to staff comments, Mr. Rumpke seconded. Motion carried 5-0.

AYES: Cooney, Rumpke, Lewis, Surber, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **21.91**

OTHER BUSINESS

Mr. Acuff stated that this is the annual request from the Ohio Kentucky Indiana Regional Council of Governments to appoint a representative to the board of directors and would like to recommend that David Fehr be appointed for calendar year 2022.

Questions

Mr. Rumpke asked if he is our representative or Butler County's representative. Mr. Acuff stated that by this appointment he would serve on the board of directors for OKI representing the Butler County Planning Commission.

Mr. Jones asked if this is also the occasion when we appoint a backup. Mr. Acuff stated that is for the OKI Intermodal Coordinating Committee and he believes it is in the spring, that there is no alternate for this appointment.

Mr. Jones made a motion that the Butler County Planning Commission appoint David Fehr as the representative to Ohio Kentucky Indiana Regional Council of Governments board of directors for the 2022 calendar year. Mr. Rumpke seconded. Motion carried 5-0.

AYES: Jones, Rumpke, Lewis, Surber, Cooney

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.92

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Rumpke. Motion carries 5-0. Meeting adjourned 3:20 PM.

AYES: Jones, Rumpke, Lewis, Cooney, Surber

NAYES: None

ABSTAIN: None

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 20, 2021

Chair

Secretary