



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, December 8, 2020, 3:00 p.m.
(via Webex video conference)

ROLL CALL:

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

Absent: Dave Baker
Beth Surber

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

Mr. Jones called the virtual meeting to order with roll call at 3:17 p.m.

ZONE CHANGES

MTZ 20-01, Shandon Redistricting Map Amendments

Morgan Township

Mr. Acuff introduced zoning amendments that were requested by the Morgan Township Zoning Commission. They have requested quite a few changes to the zoning on parcels in the Shandon area. Mr. Acuff stated that the zoning changes that they want to change to residential is already in residential use and the zoning changes to business use are already in that use.

Mr. Acuff stated he received a statement from Dale Marshall, the township zoning administrator, since he was unable to attend today’s meeting and that he had forwarded it to the planning commission as well. Mr. Acuff stated it should serve as the applicant’s presentation.

In his statement, Mr. Marshall indicated that the Morgan Township Zoning Commission was tasked with assessing the zoning districts in the unincorporated village of Shandon, Ohio as to their land use and make recommendations for redistricting. He stated that the commission reviewed Sections 25 and 26 of the township and found 96 properties that would better be served by redistricting. He further stated the redistricting will show the current uses of the properties and allow for better planning in the future.

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

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Cooney made a motion to approve **MTZ 20-01 Shandon Redistricting Map Amendments** subject to staff comments. Seconded by Mr. Brown. Motion carries 5-0-1.

AYES: Jones, Cooney, Lewis, Brown, Rumpke

NAYES: None

ABSTAIN: Updike

RESOLUTION#: 20.52

STZ 20-01, The Pines Mobile Home Park, R-3/B-3/M-1 to R-MHP

St. Clair Township

Mr. Acuff stated the request involves two properties in St. Clair Township on Jackson Rd. and change zoning to a residential mobile home park. There is an existing mobile home park on one of the parcels that is currently zoned M-1, the other parcel is just north and is are zoned R-3 and B-3. The applicant desires to expand the existing mobile home park.

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

Applicant:

Jack Grove

1251 Nilles Rd., Suite 15

Fairfield, Ohio 45014

Mr. Grove stated he was there on behalf of Stackhouse Development in North Carolina. He stated that they have been working with Shawn Campbell and Wayne Beyerlein in dealing with the township and the regulatory agencies. The whole idea of this project is to bring the entirety of the land into compliance. Mr. Grove also

stated that Stackhouse Development has been very cooperative in the process and seems to have the support of township administration.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Brown made a motion to approve **STZ 20-01 The Pines Mobile Home Park** subject to staff comments. Second by Mr. Rumpke. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.53

LTZ 20-03 SR 747/Princeton Road PUD, R1/B-PUD to B-PUD

Liberty Township

Mr. Acuff stated that this is a zone change application for the corner of SR 747 and Princeton Rd. There is a water tower in the area that will not be a part of this application. The parcels are currently zoned R-1 and B-PUD and with the exception of the water tower would be changed to all B-PUD if approved. Proposed uses are for a self-storage facility, a car wash, a gas station, a retail store and a drive-thru restaurant.

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

Applicant:

David Wittekind

8038 Jeannes Creek Ln.

West Chester, Ohio 45069

Mr. Wittekind stated that he purchased the property north of the water tower in 2006 and now has the rest of the property south of the water tower under contract and is looking forward to the business development of this location and would answer any questions.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Cooney made a motion to approve **LTZ 20-03, SR 747/Princeton Road PUD** subject to staff comments. Second by Mr. Lewis. Motion carries 6-0.

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

RESOLUTION#: 20.54

PRELIMINARY PLAT

West Ridge

*Section 21, Town 3, Range 2
West Chester Township*

Mr. Acuff described this as a proposed residential subdivision with 43 lots on 20 acres on Dimmick Rd. in West Chester Township. The property frontage is Dimmick Rd. on the south with train tracks in the northwest and a church is currently on the southeast corner of the site. The subdivision will be split off from the church property. It will have 40 building lots and 3 open space lots.

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

Mr. Brown made a motion to approve **West Ridge Preliminary Plat** subject to staff comments. Second by Mr. Lewis. Motion carries 6-0.

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

RESOLUTION#: 20.55

FINAL PLAT

Kingsgate Addition #12, Replat of Lot 130 & 131

Section 17, Town 3, Range 2

West Chester Township

Mr. Acuff described this as a combination of two existing commercial lots close to I-75 and Tylersville on Monarch Ct. The properties are owned by Circle Storage and they would like to combine them into a single new lot.

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

Mr. Rumpke made a motion to approve **Kingsgate Addition #12 Replat of Lot 130 & 131** subject to staff comments. Second by Mr. Brown. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 20.56

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Rumpke. Meeting adjourned 4:03 PM.

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 8, 2020

Chair

Secretary