



# Butler County Planning Commission

---

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

## Meeting Minutes

**MEETING:** Tuesday, February 11, 2020, 3:00 p.m.

**ROLL CALL:**

**Present:** Bruce Jones, *Chair*  
Steven Brown  
Amy Updike  
Lonnie Lewis  
Beth Surber  
Kevin Cooney

**Absent:** Dave Baker  
Bernard “Buck” Rumpke, *Vice-Chair*

**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. Jones made a motion to approve the January Meeting Minutes. Mr. Cooney seconded the motion. Motion carried 4-0.

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

Ms. Surber arrived after the roll call and approval of the meeting minutes, but prior to the presentation of the first Zone Change application.

## **ZONE CHANGES**

### **FTZ 20-01 Trustees' Text Amendments**

*Fairfield Township*

Mr. Acuff informed the board that this packet of text amendments previously came before the board in November. It was approved by the Planning Commission, but the township did not take action on it at the time, therefore requiring the process to be restarted. Mr. Acuff stated that there are no changes to the text amendments other than to address previous staff comments.

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

*Testimony in favor:* None

*Testimony in opposition:* None

*Neutral testimony:* None

Mr. Acuff stated for the record that there was no public in attendance of the meeting to speak in favor or opposition of this request.

Mr. Lewis made a motion to approve **FTZ 20-01 Trustees' Text Amendments**. Mr. Brown seconded this. Motion carries 6-0.

**AYES:** Lewis, Brown, Cooney, Updike, Surber, Jones

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **20.08**

### **FTZ 20-02 Bridgewater Church, A-1 to B-PUD**

*3100 Princeton Road*

*Section 25, Town 2, Range 3*

*Fairfield Township*

Mr. Acuff stated that the property in question is two parcels on the Bridgewater Church property on Princeton Road. The parcels are next to another church, and adjacent to the Fairfield Township Police Department. The area is currently zoned A-1 with residential zoning to the north, business to the east, and manufacturing to the south. The future land use plan calls for those properties to remain public/semi-public use.

The applicant submitted a two-stage plan, with the first stage of the plan showing construction of a gas station on the southwest corner of the property. The rest of the area does not have a plan submitted, and is noted as future development.

Mr. Acuff stated that the applicant is asking for a PUD zoning, and typically staff would receive an overall plan for the entire property. When an overall plan is submitted, staff can evaluate the proposed intensity of the use across the entire PUD. Mr. Acuff stated that the objective of a PUD is to evaluate the property as a whole and determine how all aspects will interact with one another. Developing a small piece at a time fails to meet that objective.

Mr. Acuff reviewed other staff comments with the board, and ultimately recommended denial of the requested zone change.

*Testimony in favor:* None

*Testimony in opposition:* None

*Neutral testimony:* None

Mr. Jones clarified that last time this area came before the board was approximately a year ago, when the board recommended approval for a zone change from A-1 to B-2. Mr. Acuff stated that the zone change did not go through at the township level.

Mr. Jones asked if there had been discussion with him regarding these plans prior to their submittal, to which Mr. Acuff stated that there were not.

Mr. Brown made a motion to deny **FTZ 20-02 Bridgewater Church, A-1 to B-PUD**. Mr. Lewis seconded this. Motion carries 6-0.

**AYES:** Brown, Lewis, Cooney, Surber, Updike, Jones

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 20.09

---

## FINAL PLATS

### **The Overlook Landomuniums, Phase Four, Block D**

*Section 3, Town 2, Range 2*

*West Chester Township*

Mr. Acuff described this as a final plat for the last section of The Overlook. There will be 10 new attached townhouse-style residential lots. There will be one 4-unit structure and one 6-unit structure.

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

Mr. Cooney made a motion to approve **The Overlook Landominiums, Phase Four, Block D**. Mr. Brown seconded this. Motion carries 6-0.

**AYES:** Cooney, Brown, Lewis, Surber, Updike, Jones  
**NAYES:** None  
**ABSTAIN:** None

**RESOLUTION#:** 20.10

---

## REPLATS

### **Schumacher Commerce Park, Phase Four**

*Section 16, Town 3, Range 2  
West Chester Township*

Mr. Acuff stated this was a combination of 4 existing lots, and a small strip of a fifth lot. This will combine all parcels into one lot to cover the existing building on the lot currently. The applicants did submit revised plans in response to staff comments that cleared up a number of the issues.

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

Mr. Lewis made a motion to approve **Schumacher Commerce Park, Phase Four**. Mr. Brown seconded this. Motion carries 6-0.

**AYES:** Lewis, Brown, Cooney, Surber, Updike, Jones  
**NAYES:** None  
**ABSTAIN:** None

**RESOLUTION#:** 20.11

---

## ADJOURNMENT

Mr. Lewis made a motion to adjourn, seconded by Mr. Brown. 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.

Butler County Planning Commission  
February 11, 2020 Meeting – *Continued*

---

Hamilton, Ohio

February 11, 2020

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary