



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, February 12, 2019, 3:00 p.m.

ROLL CALL:

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

Absent: Steven Brown
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. Baker made a motion to approve the January Meeting Minutes as submitted. Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Baker, Rumpke, Updike, Surber, Jones

NAYES: None

ABSTAIN: Surber

Prior to the beginning of the public hearing for a zone change for RZC 19-02 Stony Run Trucking, Amy Updike abstained from the discussion and voting for this item and excused herself from the table throughout the duration.

ZONE CHANGES

RZC 19-02 Stony Run Trucking, A-1 to B-3

3772 Old Oxford Road

Section 17, Town 4, Range 2

Hanover Township

Mr. Acuff introduced this as a zone change for a single parcel in Hanover Township. The neighboring parcels are already owned by the Stony Run Trucking company and the applicant wishes to rezone the proposed parcel to be consistent with the adjacent zoning to allow for business expansion in the future.

The surrounding areas are zoned B-3 already. The future land use plan for the township is set for planned general business and industrial mixed use, meaning that the area is envisioned to be for business/commercial use.

Staff reviewed comments and recommended approval per those comments.

Testimony in favor: Jack Grove, attorney for applicant, testified that the owner of the company, Patricia Miller, currently has 19 employees. He states that the zone change would not be out of the norm because the entire corridor on which the parcel sits is zoned B-3. He stated that the applicant is in complete agreement with staff on comments and is willing to work with the neighborhood to make as minimal of an impact as possible.

Testimony in opposition: None

Neutral testimony: None

Mr. Rumpke made a motion to approve **RZC 19-02 Stony Run Trucking, A-1 to B-3**. Mr. Baker seconded this. Motion carries 5-0.

AYES: Rumpke, Baker, Lewis, Surber, Jones

NAYES: None

ABSTAIN: Updike

RESOLUTION#: 19.07

FTZ 19-01 Bridgewater Church, A-1 to B-2

3100 Princeton Road

Sections 20 & 26, Town 2, Range 3

Fairfield Township

Mr. Acuff introduced this as a zone change for a parcel off Princeton Road. The request is to rezone most of the property they own in the area in order to sell it off and have it developed later on rather than have the land sit vacant.

Mr. Acuff reviewed the different zonings in the area and showed the board the future land use plan. The area in question is labeled as public/semi public. The area is a commercial use area so the requested change would be consistent with the surrounding uses of the area.

Staff reviewed comments and recommended approval of the zone change.

The applicant was not present, and therefore did not address the board.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Baker made a motion to deny **FTZ 19-01 Bridgewater Church, A-1 to B-2**. Mr. Lewis seconded this. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 19.08

REPLAT

Country Club Highlands, Replat of Lots 34 & 105

4363 Hamilton Middletown Road

Section 9, Town 2, Range 3,

Liberty Township

Mr. Acuff introduced this as a property on Route 4. The owner owns multiple parcels in the area and is looking for the lots to be combined.

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

Ms. Surber made a motion to approve **Country Club Highlands, Replat of Lots 34 & 105**. Mr. Rumpke seconded this. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 19.09

ADJOURNMENT

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

February 12, 2019

Chair

Secretary