



Butler County Planning Commission

Government Services Center, Conference Room #1

315 High Street, Hamilton, Ohio

Meeting Minutes

MEETING: Tuesday, February 13, 2018, 3:00 p.m.

ROLL CALL:

Present: Beth Surber, *Chair*
Bruce Jones
G. Coe Potter
Amy Updike
Bernard "Buck" Rumpke
David Baker
Steve Brown

Absent: Kevin Cooney, *Vice-Chair*

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

Ms. Surber called the meeting to order with roll call at 3:00 p.m.

At this point, Staff presented Planning Commission Alumnus, Charlie Bullington, a plaque to recognize his years of service on the board.

APPROVAL OF MEETING MINUTES:

Mr. Jones made a motion to approve the November 15, 2017 Meeting Minutes submitted. Mr. Brown seconded the motion. Motion carried 4-0.

AYES: Jones, Brown, Potter, Surber

NAYES: None

ABSTAIN: Baker, Rumpke, Updike

Mr. Potter made a motion to approve the December 12, 2017 Meeting Minutes submitted. Mr. Jones seconded the motion. Motion carried 6-0.

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

NAYES: None

ABSTAIN: Baker

Mr. Rumpke made a motion to approve the January 9, 2017 Meeting Minutes submitted. Ms. Updike seconded the motion. Motion carried 5-0.

AYES: Rumpke, Updike, Jones, Potter, Surber

NAYES: None

ABSTAIN: Baker, Brown

ZONE CHANGES:

LTZ 18-01 Township Admin Center, A-1/B-2/M-1 to B-1

6400 Princeton Road
Section 26, Town 3, Range 3
Liberty Township

Mr. Acuff presented the proposed zone change to allow for 5 separate but connected lots to be under the same zoning (B-1) for a new Township Admin Building. Mr. Acuff informed the board that staff had no comments on this zone change and recommended approval.

Testimony in favor: Andy Juengling, 7162 Liberty Center Dr. Ste A, Liberty Township, OH 45069, presented himself as the applicant and offered to answer questions from the board. Mr. Juengling stated that the ultimate goal was to consolidate all 5 lots into a single, larger lot.

Mr. Rumpke asked about the adjacent parcels and whether this change would affect them in any way, to which Mr. Juengling responded that it would not. He informed the board that there

had been a single question from a neighbor, but no other responses thus far. He also shared that the Township would be looking to follow its own zoning regulations.

No Testimony in opposition

No Neutral testimony

Motion was made to approve **LTZ 18-01** by Mr. Brown; motion was seconded by Mr. Rumpke.

Motion carried 7-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.06

WCTZ 18-02 Tyler’s Vista, Revision to R-PUD

4500 Tylersville Road

Section 12, Town 2, Range 2

West Chester Township

Mr. Acuff introduced this zone change as a revision of the currently existing PUD. The applicant still wants to develop the area as an R-PUD, but the layout is different than the one previously approved. Mr. Acuff reviewed staff comments with the board.

Testimony in favor of: Applicant Brad Austing, M/I Homes, 9349 Waterstone Blvd, Cincinnati, OH 45249, elaborated on the revision. He stated that the plan is to finish up the final piece of land to complement the development of the surrounding areas that are also residential communities.

Mr. Rumpke expressed concern for the rough terrain of the parcel, and asked if the typical house would have a basement. Mr. Austing said that typically, each house would have a walkout style basement, but ultimately the decision is up to the homeowner’s personal preference. He also explained that his company offers a 15-year parts and structure warranty on the house, and that it is transferrable.

No Testimony in opposition

No Neutral Comments

Motion was made to approve **WCTZ 18-02** per staff comments by Mr. Rumpke; motion was seconded by Mr. Brown. Motion carried 7-0.

AYES: Rumpke, Brown, Jones, Updike, Baker, Potter, Surber
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.07

PRELIMINARY PLATS:

Carriage Hill, Section Eighteen
Section 2, Town 2, Range 3
Liberty Township

Mr. Acuff introduced the preliminary plat as a total of 15 lots that sit on approximately 14.5 acres of land. This plat's approval is also conditioned on the final approval by the township.

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

Motion was made to approve **Carriage Hill, Section Eighteen** by Ms. Surber; motion was seconded by Mr. Jones. Motion carried 7-0.

AYES: Surber, Jones, Updike, Rumpke, Brown, Potter, Baker
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.08

FINAL PLATS

Village of Venice, Replat of Lots 81, 82, 120, and acreage
Sections 33 & 34, Town 3, Range 2
Ross Township

Mr. Acuff introduced the final plat for the consolidation of 7 parcels into a single, larger lot. The purpose of this consolidation is to build a new UDF at this location. Mr Acuff reviewed staff comments with the board and recommended approval.

Motion was made to approve **Village of Venice, Replat of Lots 81, 82, 120, and acreage** by Mr. Potter; seconded by Ms. Updike. Motion carried 7-0.

AYES: Potter, Updike, Jones, Rumpke, Baker, Brown, Surber

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.09

OTHER BUSINESS

Mr. Potter announced that after approximately 45 years, he had tendered his resignation from the Planning Commission.

ADJOURNMENT

Mr. Potter 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

February 13, 2018

Chair

Secretary