



# Butler County Planning Commission

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

## Meeting Minutes

**MEETING:** Tuesday, February 8, 2022, 3:00 p.m.

**ROLL CALL:**

**Present:** Bernard “Buck” Rumpke, *Vice-Chair*  
Kevin Cooney  
Lonnie Lewis  
Amy Updike  
Jeff Griffith

**Absent:** Bruce Jones, *Chair*  
Dave Baker  
Beth Surber

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

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Mr. Rumpke called meeting to order with roll call at 3:00 p.m.

### **APPROVAL OF MEETING MINUTES**

Mr. Cooney made a motion to approve the January 11, 2022 Meeting Minutes. Mr. Lewis seconded the motion. Motion carried 5-0.

**AYES:** Cooney, Lewis, Griffith, Updike, Rumpke

**NAYES:** None

**ABSTAIN:** None

## ZONE CHANGES

### WCTZ 22-01, WC Township Activity Center, SP-PUD to C-PUD

#### *West Chester Township*

Mr. Acuff stated that this is two parcels on Cox Road that most recently was a senior center, and previously a library. Mr. Acuff stated the township is requesting the zone change to make it more desirable and marketable.

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

#### **Applicant**

Tim Dawson, West Chester Township  
9577 Beckett Road, Suite 100  
West Chester, OH 45069

Mr. Dawson stated that the administration and trustees want to make the potential land use more fitting to the site. He further stated that they are in agreement with the staff conditions.

Mr. Lewis made a motion to approve **WCTZ 22-01, WC Township Activity Center, SP-PUD to C-PUD**, subject to staff comments. Ms. Updike seconded. Motion carries 5-0.

**AYES:** Lewis, Updike, Rumpke, Cooney, Griffith

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **22.08**

### WCTZ 22-02, The Village North, Major Change to SP-PUD

#### *West Chester Township*

Mr. Acuff stated that there was a zone change approved in the summer of 2018 for this property that is 2/3 in Liberty Township and 1/3 in West Chester Township at the corner of Liberty Way and Butler-Warren Road, and that this request is only for the West Chester portion. He further stated that all the residential portion of the development is on the Liberty Township side, with much lower density.

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

**Applicant**

George Flynn  
9378 Kemper Grove Lane  
Loveland, OH 45140

Mr. Flynn stated that he is representing Flynn Property Group, and they wanted the board to know that along with Klaus Rowe Partners have purchased the property, so they are stakeholders. He further stated that they are aware of the history of the property and believe in the community and in the site and are wanting to make a product that the community will be proud of, that is why they purchased it.

Mr. Flynn stated that with the current zoning they felt it was too dense, under-parked, and not inviting. He further stated that they contracted with McGill, Smith, Punshon to engineer and came up with a plan they believe is a better use of green space, less dense, more appropriately parked, and has better connectivity to the surrounding neighborhoods and to VOA Park.

Mr. Flynn stated that there will be restaurants with outdoor space on the corner, and an upscale grocery concept and other appropriate retail on the other part of this parcel, but the whole development will include upscale apartments, townhomes and patio homes, a micro-brewery with outdoor amphitheater, office buildings and convenience store/gas station.

Mr. Flynn stated that when working with BCEO the entrances to the development will be signalized and they are hoping to have a beefed up, safe crosswalk from the community to VOA Park.

Mr. Flynn stated that the 2018 plan called for 636 residential units and this one is 450 units, the office space has went from 26,400sf to 13,050sf, the retail/restaurant from 117,315sf to 69,975sf and about the same open space, but are using it more efficiently.

Mr. Flynn stated that they had a meeting with the Four Bridges community to the back and explained what they want to do and believes that when they go to the Liberty Township zoning hearing that most views will be positive.

Jose Castrejon, McGill, Smith, Punshon  
3700 Park 42  
Cincinnati, OH 45241

Mr. Castrejon stated that he was involved with the previous project and is excited to be on this one too, and is ready to work with both townships to make sure to take the good things from the 2018 plan and apply to the new plan but make things that were not so good better. He further stated that they try to balance out the plan with respect to the market, respect the constraints of the site and make sure they create a plan that works. Mr. Castrejon stated that they looked at how the plan respects the Liberty Way and Butler Warren Road from a commercial standpoint. He further stated that the plan puts the residential, higher density in the middle and transitions the residential towards the existing residential portion, Four Bridges, with a similar product.

Mr. Castrejon stated that the plan calls for sidewalks and trails for walkability not only from inside but from the surrounding community, that walkability was very much in

the plan. He further stated that they want to make this look like a community that has purpose, not a subdivided strip center or subdivision.

Mr. Castrejon stated that they concur to the staff comments and have submitted a traffic study, and it is currently under review and will take the recommendations into consideration as the project moves forward. He further stated that they know it is a major change to something that was already approved, but are hoping with the lower density, keeping the open space, that the board agrees that this is a better plan.

Questions:

Mr. Cooney asked if lowering the density was accomplished by making units bigger within the same building footprint or were buildings eliminated. Mr. Castrejon stated that there were buildings eliminated. He stated that it was 6 buildings, donut shaped and is now changed to 4 L-shaped buildings and they also reduced the size of the buildings.

Mr. Rumpke asked about the office buildings, what is different from one to another. Mr. Flynn stated that one of them they are envisioning a flexible space i.e. a quasi-retail office user that would be better served with a street presence, the other office building closer to the residential subdivision would be more of a standard office space to be sensitive to the residents of the subdivision. Mr. Rumpke asked if the office buildings were the same height. Mr. Castrejon stated that they are both single story buildings to be respectful of the residential subdivision, the same that was approved in 2018.

Mr. Rumpke asked what direction the water flows off of the property. Mr. Castrejon stated that the two ponds would act as stormwater management and their engineers have designed them to meet the county requirements.

Mr. Rumpke asked if the retail store will have fuel. Mr. Flynn stated that the convenience store would have fuel. Mr. Rumpke asked if that is the only place on the property that would have fuel. Mr. Flynn stated that yes it is the only fuel station on the property.

Discussion:

Mr. Rumpke stated that this proposal is better than the last one, and a big risk as they already own the property.

Mr. Cooney made a motion to approve **WCTZ 22-02, The Village North, Major Change to SP-PUD**, subject to staff comments. Ms. Updike seconded. Motion carries 5-0.

**AYES:** Lewis, Updike, Rumpke, Cooney, Griffith

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **22.08**

## ADJOURNMENT

Mr. Lewis made a motion to adjourn, seconded by Mr. Cooney. Motion carries 5-0. Meeting adjourned 3:35 PM.

**AYES:** Lewis, Cooney, Rumpke, Griffith, Updike

**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  
February 8, 2022

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Chair

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Secretary