



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, January 11, 2022, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
Dave Baker
Lonnie Lewis
Amy Updike
Jeff Griffith

Absent: Bernard “Buck” Rumpke, *Vice-Chair*
Kevin Cooney
Beth Surber

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

Mr. Jones called meeting to order with roll call at 3:00 p.m.
Mr. Jones acknowledged Mr. T.C. Rogers and Ms. Judi Boyko in attendance.

APPROVAL OF MEETING MINUTES

Mr. Lewis made a motion to approve the December 20, 2021 Meeting Minutes. Mr. Jones seconded the motion. Motion carried 2-0-3.

AYES: Lewis, Jones

NAYES: None

ABSTAIN: Baker, Griffith, Updike

OLD BUSINESS

LTZ 21-13, Liberty Center Multi-Family, B-2 & B-PUD to MU-PUD

Liberty Township

Mr. Acuff stated that this zone change application is for 3 parcels in Liberty Center in the SW corner that is currently a surface parking lot and two retail buildings G1 & G2. He further stated the proposal is to remove most of the surface parking along with the two retail buildings and construct a 200+ unit apartment building. The remaining surface lot and the first floor of the parking garage would be for tenant parking. Mr. Acuff stated that there was a parking study submitted but would like it to be on the record that there are concerns about the parking shortages down the road. Mr. Acuff reviewed staff comments and recommended approval of the zone change.

Mr. Jones stated that the record should reflect the arrival of Mr. Rumpke before the presentation and Mr. Cooney during the presentation.

Applicant

Jonathan Woche, McBride, Dale, Clarion
5721 Dragon Way, Suite 300
Cincinnati, Ohio 45227

Mr. Woche stated that they are the applicant and are requesting an MU-PUD district for lots 16, 17 and 18 of Liberty Center which is approximately 4.9 acres that would be developed into 273 residential units. Mr. Woche further stated that the current zoning was established in 2008 and now there is less demand for brick and mortar retail and the current buildings have never been occupied for retail use. He further stated that there is high demand for live/work and mixed type class A communities. Mr. Woche stated that they have no objections to the staff recommendations.

Questions

Mr. Rumpke stated that there are 273 units on approximately 5 acres would be a density of 55 per acre. Mr. Woche stated yes it would be a mix of studio, one, two and three bedroom apartments.

Jon Martens, Walker Consultants
6602 E. 75th St.
Indianapolis, Indiana 46250

Mr. Martens stated that he has been doing parking studies for Walker Consultants for 19 years. He further stated that shared parking principles have been around since the 1980s and the latest model is based on a publication called “Shared Parking” and the principal author, Mary Smith, is also at Walker Consultants. Mr. Martens stated that the model looks at all the land uses and applies demand ratios that are based on research using stand alone, not mixed use and use the 85th percentile of those ratios and are gleaned by using the Parking Generation Manual put out by the Institute of Parking Engineers published March 2020. Mr. Martens stated that it uses the time of day for each land use. Office buildings peak would be 8AM to 5PM weekdays. He further stated that the demand is split into employee, resident, visitor/customer by the hour from 6AM to midnight, 7 days per week. Mr. Martens stated that they consider the reserved parking at 100% occupied 24/7. He stated that their analysis shows that the average surplus is between 800 and 1100 empty spaces and at peak times around 300 empty spaces.

Questions

Mr. Cooney stated the one exception is the coffee shop (Starbucks) that it would be taking out the easiest adjacent lots and it is one of the areas that gets a lot of traffic, and asked how this would be addressed. Mr. Martens stated that he visited the site in August and broke it into 3 lots and there was no one parked in the bottom section, he stated the middle section’s peak was not at a time that Starbucks would be busy, he stated there were a lot of people parked directly adjacent to Starbucks and that has not changed and would always have availability except in a peak hour in the evening that he observed and even then there were one or two spaces available.

Mr. Jones asked when the greatest parking pressure is experienced. Mr. Martens stated that when he did the study there were a lot of vacancies and that is a big factor but their analysis is considering office space that would peak weekdays through the afternoon and retail and restaurant space would peak in the evenings, so they would peak at different times and pressures would be at those quadrants at those peak times.

Mr. Lewis asked how high the multi-family building will be.

Eric Morrison, Bayer Properties
2200 Magnolia Ave.
Birmingham, AL 35205

Mr. Morrison stated that the multi-family building will be 4 stories, but with it being on a slope would be 5 stories on the low side.

Mr. Morrison stated that Liberty Township and Liberty Center are over retailled with 140,000sf vacancy and will not be able to lease their way out of it. Mr. Morrison stated that Liberty Center needs to feed the corridor as an employment center, and

office space is in the plan, and those employees need some place to live and demand is already high in the area. He further stated it was going to be class A, with top notch materials, with a balanced design that would embrace the flow of Liberty Center by opening up on Main Street. Mr. Morrison stated that the infrastructure is already there, and the density at Liberty Center is a natural location for dense use residential as it is a dense area presently. He further stated that Liberty Center is a beautiful property that needs to move forward to something new and different and in demand to keep it thriving and from getting to the point of no return.

Questions

Mr. Lewis asked what the time frame is for decline on a typical multi-family. Mr. Morrison stated that if it was built outside Liberty Center it would be 10 years when you would see decline if they are not maintained.

David Ball, Dobbins Group
2914 Linden Ave.
Birmingham, AL 35213

Mr. Ball stated that this development being a mixed use environment with one feeding off the other and covenants and restrictions and demands of the master plan they would have responsibility to each other to maintain.

Mr. Rumpke asked if the land is being bought and building as a stand-alone. Mr. Morrison stated that they are a consultant only, it is owned by Apollo Global Management and that Dobbins Group is working with them to develop. Mr. Rumpke asked if the land was being leased or purchased. Mr. Morrison stated that Apollo already owns the property and that Bayer Properties along with the Dobbins Group are consulting and helping develop the plan for the property.

Mr. Jones made a motion to approve **LTZ 21-13, Liberty Center Multi-Family, B2 & B-PUD to MU-PUD**, subject to staff comments. Seconded by Mr. Baker. Motion carries 4-3-0.

Comments

Mr. Jones stated that it is great to see that the applicant is looking at market demands and being responsive.

AYES: Jones, Baker, Cooney, Griffith

NAYES: Rumpke, Updike, Lewis

ABSTAIN: None

RESOLUTION#: 22.01

ZONE CHANGES

LTZ 22-01, Truck Stop (Liberty Food Park), B-2 to B-PUD

Liberty Township

Mr. Acuff stated that this is in Liberty Township on the corner of Lakota Lane and Wyandot Lane across from Lakota East High School. Mr. Acuff stated the applicant plans to construct a commercial building with multiple small restaurant spaces and outdoor spaces to create an outdoor dining/entertainment center.

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

Questions

Mr. Jones asked if Mr. Acuff has any prior experience with anything like this. Mr. Acuff stated that he has not.

Applicant

Christian Stone, Cincinnati Custom Contracting

Mr. Stone stated that although this has the name “Truck Stop” it is not a truck stop but rather a food park that are very popular in the European market and the concept is to have multiple cuisine options with multiple activities as well. He further stated that they need the zoning amended as it does not really fit with the zoning currently allowed and he thinks it would be a fun addition to the area.

Questions

Mr. Jones asked why it is called a truck stop. Mr. Stone stated that the principal of the food park could better answer.

Mike Ewers, Principal of Liberty Food Park
2186 Cherry Hill Dr.
Liberty Township

Mr. Ewers stated that how they came about the name is from a current facility they own and operate in San Pedro Belize called Truck Stop Belize with a concept similar to this with multiple food options, a beer garden and an entertainment venue. He further stated that the reason it was named Truck Stop is because the most popular spot is Seeker Beach which is about a 45-50 minute golf cart ride from town and Truck Stop Belize is right in the middle so people would stop off on their way to and from the beach.

Mr. Ewers stated that he and his wife are business entrepreneurs and own and operate a number of businesses in different markets including health care, sales and marketing, real estate and hospitality, including Truck Stop Belize. Mr. Ewers stated that Liberty Food Park is a very unique concept to this area but is popular in Europe and it is seeing success in Austin, Los Angeles and Denver. He further stated that

this would be one collective space with six culinary options housed under one roof that would offer Liberty Township an eclectic mix of affordably priced food and chef inspired cuisine. Mr. Ewers stated that in addition it would have family entertainment component with volleyball, bocce, table tennis, corn hole, trivia nights, live music and movie nights to provide a family friendly, safe environment. Mr. Ewers stated that in addition to the entertainment and food aspect of this establishment they are also creating an opportunity for tomorrow's culinary leaders. He further stated that the number one roadblock for aspiring chefs and restraunteurs is not expertise or experience but is capital to operate, so they would give them a fully stocked kitchen, in a fully supportive environment, with a very small financial commitment on their part. Mr. Ewers stated that they like the location a lot, it is the hub of Liberty Township, and feel very strong in their ability to make a difference in the community by partnering with schools and doing charity events. He further stated that he has heard Liberty Township talk about the Bethany downtown overlay district and their vision for it, the walkability and community concentric establishments and it is exactly what their vision is with Liberty Food Park.

Questions

Mr. Lewis asked if they will be selling diesel fuel. Mr. Ewers stated that no and they are vetting a few different names, that they understand the connotation of the "Truck Stop" name.

Mr. Jones asked how many vendors there will be. Mr. Ewers stated that there will be six food vendors, five food and one ice cream/dessert.

Mr. Rumpke asked if the building would be two story. Mr. Ewers stated that it would be two stories with a mezzanine approximately 32 feet high. Mr. Rumpke asked what the outside materials would be. Mr. Ewers stated it would be brick.

Mr. Jones asked if they would regulate the hours of operation. Mr. Ewers stated that they would limit hours from 11 AM to 10 PM Sunday through Thursday and 11 AM to 11 PM on Friday and Saturday.

Mr. Jones commented that it is a lot of outdoor activity that would not be operating 5 months out of the year.

Mr. Lewis made a motion to approve LTZ 22-01, Truck Stop (Liberty Food Park), B-2 to B-PUD, subject to staff comments. Mr. Rumpke seconded. Motion carries 7-0.

AYES: Lewis, Rumpke, Cooney, Baker, Griffith, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 22.02

FINAL PLAT

Carriage Meadows, Section Two, Final PUD

*Section 3, Town 3, Range 2
Liberty Township*

Mr. Acuff stated that this is 18 lots on 5 acres on the north side of Millikin Road in Liberty Township, the next pod north of Section One.

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

Mr. Cooney made a motion to approve **Carriage Meadows, Section Two, Final PUD**, subject to staff comments. Seconded by Mr. Rumpke. Motion carried 7-0.

AYES: Cooney, Rumpke, Lewis, Baker, Griffith, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.03**

Timber Trails, Section One, Block A

*Section 16, Town 2, Range 3
Fairfield Township*

Mr. Acuff stated that this is the first section of a new development and is 20 lots on 6.25 acres, north of SR4 off Liberty-Fairfield Road.

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

Mr. Lewis made a motion to approve **Timber Trails, Section One, Block A**, subject to staff comments. Seconded by Mr. Rumpke. Motion carried 7-0.

AYES: Lewis, Rumpke, Baker, Jones, Cooney, Griffith, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.04**

Honerlaw Estates, Sidewalk Waiver Request

Mr. Acuff stated that they are asking for a waiver of the arterial sidewalk regulations for Honerlaw Estates, formerly called Honerlaw Farms.

Mr. Acuff stated that since there are no sidewalks on McCauley Road staff recommends approval.

Mr. Jones made a motion to approve **Honerlaw Estates, Sidewalk Waiver Request**. Seconded by Mr. Rumpke. Motion carries 7-0.

AYES: Jones, Rumpke, Baker, Lewis, Griffith, Cooney, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.05**

Honerlaw Estates, Phase 1A

Section 9, Town 3, Range 2

West Chester Township

Mr. Acuff stated that this is the first section of Honerlaw Estates, 18 lots on 10.46 acres, entering from McCauley Road.

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

Mr. Lewis made a motion to approve **Honerlaw Estates, Phase 1A**, subject to staff comments. Seconded by Mr. Baker. Motion carried 7-0.

AYES: Lewis, Baker, Rumpke, Griffith, Cooney, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.06**

SUBDIVISION REPLAT

Treillage, Replat of Lot 157

Section 12, Town 2, Range 2

West Chester Township

Mr. Acuff stated that this a single lot in the southeast corner section 2A and the house is built 10' inside the drainage easement. The replat is to decrease the easement from 30' to 20'.

Mr. Acuff stated there are no staff comments and recommends approval.

Mr. Jones made a motion to approve **Treillage, Replat of Lot 157**. Seconded by Mr. Baker. Motion carried 7-0.

AYES: Jones, Baker, Cooney, Lewis, Griffith, Rumpke, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.07**

ADJOURNMENT

Mr. Lewis made a motion to adjourn, seconded by Mr. Rumpke. Motion carries 7-0.
Meeting adjourned 4:12 PM.

AYES: Lewis, Rumpke, Cooney, Baker, Griffith, Updike, Jones

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
January 11, 2022

Chair

Secretary