



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, January 12, 2021, 3:00 p.m.
(via Webex video conference)

ROLL CALL:

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

Absent: Dave Baker
Steven Brown
Beth Surber

Staff Present: Peter Z. Acuff, Dept. of Development

Mr. Jones called the virtual meeting to order with roll call at 3:32 p.m.

ZONE CHANGES

WCTZ 21-01, Princeton Crossing Al Joe’s, Major Change to C-PUD

9000 Block of Princeton Glendale Road

West Chester Township

Mr. Acuff introduced this as a major change to an existing commercial PUD on Princeton Glendale Road just south of Port Union Road. The property is undeveloped. There is a church just south of the property that would share the access. There will be three phases to the project, a new approx. 12,000sf building to the south with two future phases to the north.

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

Mr. Jones made a motion to recommend approval of **WCTZ 21-01, Princeton Crossing At Joe's** subject to staff comments. Seconded by Mr. Rumpke. Motion carried 5-0.

AYES: Jones, Rumpke, Cooney, Lewis, Updike
NAYES: None
ABSTAIN: None

RESOLUTION#: 21.01

LTZ 21-01, Trustees' Map Amendment, B-1 to B-2
6400 Princeton Road
Liberty Township

Mr. Acuff stated this is for rezoning the old township administration building in Liberty Township. The property is on Maud Hughes Road and Princeton Road and is still owned by the township. It is currently zoned B-1 and they have requested a zone change to make the property more marketable.

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

Mr. Rumpke made a motion to recommend denial of **LTZ 21-01, Trustees' Map Amendment** for 6400 Princeton Road, because the storm water runoff washes out the neighbor's property and the prior use of the site was a gas station and feed store. He further stated that the zoning was changed two years ago for the township as they intended to use themselves and they have since decided not to do so and are looking to unload a bad piece of property. Mr. Rumpke stated that the area is agricultural in nature and the rezoning does not meet the future plans of the township. Second by Ms. Updike. Motion to deny carried 3-0-2.

AYES: Rumpke, Updike, Jones
NAYES: None
ABSTAIN: Cooney, Lewis

RESOLUTION#: 21.02

LTZ 21-02 Clover Communities, RA-1 to R-PUD
6784 Hamilton Mason Road
Liberty Township

Mr. Acuff stated property is located on Hamilton Mason Road near the railroad underpass and backs up to SR 129 west of the Liberty Grand Villas development. He states the current zoning is RA-1 and has R-PUD and B-PUD zoning to the east. The proposal is for a three-story building with 119 units of independent senior living apartments.

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

Mr. Jones made a motion to recommend approval of **LTZ 21-02 Clover Communities R-PUD** subject to staff comments. Second by Mr. Cooney. Motion carried 3-2.

AYES: Jones, Cooney, Updike
NAYES: Lewis, Rumpke
ABSTAIN: None

RESOLUTION#: 21.03

FINAL PLATS

Westfall Preserve, Section Two

Section 11, Town 2, Range 2

West Chester Township

Mr. Acuff stated this site is off of Smith Road near the Villages of Providence development. Phase one of this development was approved a few months prior and the next phase is just three additional lots that were recently removed from the flood plain.

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

Mr. Cooney made a motion to approve **Westfall Preserve, Section Two** subject to staff comments. Second by Mr. Lewis. Motion carries 5-0.

AYES: Cooney, Lewis, Jones, Rumpke, Updike
NAYES: None
ABSTAIN: None

RESOLUTION#: 21.04

Bel Haven, Phase Two

Section 5, Town 2, Range 2

West Chester Township

Mr. Acuff described this as 17 lots on 8.5 acres off Beckett Road south of Tylersville Road east of the new Kroger on SR 747. This would extend across the creek with lots in a cul-de-sac with a lot of open space protecting the creek.

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

Mr. Cooney made a motion to approve **Bel Haven, Phase Two** subject to staff comments. Second by Mr. Lewis. Motion carries 5-0.

AYES: Cooney, Lewis, Jones, Rumpke, Updike
NAYES: None
ABSTAIN: None

RESOLUTION#: 21.05

Carriage Meadows, Section One

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

Mr. Acuff described this as 29 lots on 12.5 acres on the north side of Millikin Road east of SR 747 immediately west of Tilbury Trails and across from a section of Carriage Hill.

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

Mr. Jones made a motion to approve **Carriage Meadows, Section One** subject to staff comments. Second by Mr. Lewis. Motion carries 5-0.

AYES: Jones, Lewis, Cooney, Rumpke, Updike
NAYES: None
ABSTAIN: None

RESOLUTION#: 21.06

Ross Trails, Section Five, Block B

*Section 29, Town 3, Range 2
Ross Township*

Mr. Acuff described this 11 new lots in Ross Trails with an extension of Sunny Acres Drive.

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

Mr. Jones made a motion to approve **Ross Trails, Section Five, Block B** subject to staff comments. Second by Mr. Lewis. Motion carries 5-0.

AYES: Jones, Lewis, Cooney, Rumpke, Updike
NAYES: None
ABSTAIN: None

RESOLUTION#: 21.07

BridgeWater Church Subdivision

*Sections 20 & 26, Town 2, Range 3
Fairfield Township*

Mr. Acuff described this as 2 commercial lots on Princeton Road across from the intersection of Princeton Road and Gilmore Road.

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

Mr. Jones made a motion to approve **BridgeWater Church Subdivision** subject to staff comments. Second by Mr. Rumpke. Motion carries 5-0.

AYES: Jones, Rumpke, Cooney, Lewis, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.08

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Rumpke. Meeting adjourned 4:37 PM.

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 12, 2021

Chair

Secretary