



# Butler County Planning Commission

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

## Meeting Minutes

**MEETING:** Tuesday, January 14, 2020, 3:00 p.m.

**ROLL CALL:**

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

**Absent:** Dave Baker  
Steven Brown

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

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

### **APPROVAL OF MEETING MINUTES**

Mr. Lewis made a motion to approve the December Meeting Minutes. Ms. Updike seconded the motion. Motion carried 3-0.

**AYES:** Lewis, Updike, Jones

**NAYES:** None

**ABSTAIN:** Surber, Cooney

Mr. Rumpke arrived after the roll call and approval of the meeting minutes, but prior to the presentation of the first Zone Change application.

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## **ZONE CHANGES**

### **WCTZ 20-01 Keefe Tract 2, Major Change to SP-PUD**

*Liberty Way at Tyler's Place Boulevard  
Section 18, Town 2, Range 2  
West Chester Township*

Mr. Acuff introduced this as an application for a commercial piece of property located directly across the street from Liberty Center. The property is currently zoned SP-PUD, and the purpose of the application is for clarification of uses. The current land use plan calls for general retail on the property in question. The request clarifies that there will be a car wash use on the western end, on the second tract.

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

Mr. Rumpke asked what the zoning to the west was currently. Mr. Acuff stated that there is residential zoning to the west and south of the property. The land use plan calls for office residential, but the plans call for residential.

*Testimony in favor:* None Ashley Wallis, Bayer Becker, stated that she concurs with the presentation unless the commissioners have any questions.

Mr. Jones asked if there are any plans for that lot to the west of the lot in question. Ms. Wallis stated that she believes it is still intended to be a residential project, currently under conceptual design, but at this time there are no final plans for that part of the development.

Mr. Cooney asked about how much of the vehicle stack will spill out onto Taylor Street. He stated that he is aware from the township that some of the ingress egress is meant to flow out onto Taylor Street and up to that stop light, verses out the front of Cabela's.

Mr. Acuff stated that in his conversations with the township, he was informed that the township did have a plan that depicted the stacking information for this project and that they were not in opposition to it. He explained that the information was not shared with him by the township, nor was any opinion on the plan shared.

Ms. Surber asked if it was a self-service car wash or a full-service establishment. Ms. Wallace stated it was a full-service car wash complete with conveyer belts.

Mr. Cooney asked if the purpose for this plan is to convert an auto use to a retail use. The applicant stated that the purpose of this plan is to clarify the use, because the car wash was not on the original plan. Mr. Cooney asked if this is an attempt to bypass the use being titled as auto or retail, therefore going with the special purpose use.

Mr. Acuff stated that the purpose of this plan is to clarify that the permitted use, which was not stated on the original PUD, be clarified.

Mr. Jones stated that the last time this came through, the car wash was the point of contention at the township level. Ms. Wallis stated that the last request was strictly to create a use of SP-PUD on Tract 1. This requests places that SP-PUD onto Tract 2 as well.

*Testimony in opposition:* None

*Neutral testimony:* None

Mr. Cooney asked what the impact on West Chester zoning would be if this gets approved. Mr. Acuff stated that passing the motion would simply serve as a recommendation to the township, but that the township would still have to evaluate and make their own motion on whether to move forward or not.

Mr. Lewis made a motion to approve **WCTZ 20-01 Keefe Tract 2, Major Change to SP-PUD**. Mr. Rumpke seconded this. Motion carries 4-2.

**AYES:** Lewis, Rumpke, Updike, Surber

**NAYES:** Cooney, Jones

**ABSTAIN:** None

**RESOLUTION#:** **20.01**

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## PRELIMINARY PLATS

### **Woodberry, Block D**

*Section 24, Town 2, Range 2*

*Fairfield Township*

Mr. Acuff introduced this as a 2.2-acre addition of 6 new lots to the already existing subdivision. Mr. Acuff reviewed staff comments with the board and recommended approval per those comments.

Mr. Rumpke made a motion to approve **Woodberry, Block D**. Ms. Updike seconded this. Motion carries 6-0.

**AYES:** Cooney, Surber, Updike, Lewis, Rumpke, Jones

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **20.02**

**Woodberry, Block D – Sidewalk Waiver**

*Section 24, Town 2, Range 2  
Fairfield Township*

Mr. Acuff introduced this as a request to allow for 4-foot sidewalks rather than the current 5-foot requirement. The reason for the request is that the previously built sections of Woodberry were constructed prior to the change in sidewalk width, and since this section is situated between two already existing sections with 4-foot widths, this section would maintain uniformity among the neighborhood.

Mr. Rumpke made a motion to approve **Woodberry, Block D – Sidewalk Waiver**. Ms. Updike seconded this. Motion carries 6-0.

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

**RESOLUTION#:** 20.03

**Tylersville Shops**

*Sections 23 & 24, Town 2, Range 2  
Fairfield Township*

Mr. Acuff introduced this as four commercial lots on 11.9 acres. This request is to reconfigure the lots to allow for a split of 2 outlet lots to the west. The smaller lot in the southeast corner will expand to the west to allow for existing access. Typically, this type of variation would be handled administratively, but given the fact that a section line runs through the property, a consolidation cannot be done outside of the platting process. The private drives, utilities, and storm water detention are already in place. The preliminary plat approval is merely a formality, as you cannot approve a final plat before a preliminary plat has been approved.

County staff recommended approval with no comments.

Mr. Lewis made a motion to approve **Tylersville Shops**. Mr. Cooney seconded this. Motion carries 6-0.

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

**RESOLUTION#:** 20.04

## FINAL PLATS

### **Tylersville Shops**

*Sections 23 & 24, Town 2, Range 2  
Fairfield Township*

Mr. Acuff explained that this is the same project as previously explained during the preliminary plat presentation, but there needs to be a separate vote for the final plat.

Mr. Acuff reviewed one staff comment and recommended approval subject to that comments.

Mr. Rumpke asked if there was a road to allow the rear lots access. Mr. Acuff stated that there are access easements and existing private drives. All lots have their own road frontage as well.

Mr. Rumpke asked about maintenance of the private drives. Mr. Acuff stated that they will agree to maintain the commonly used driveways.

Mr. Rumpke made a motion to approve **Tylersville Shops**. Mr. Lewis seconded this. Motion carries 6-0.

**AYES:** Rumpke, Lewis, Surber, Updike, Cooney, Jones

**NAYES:** None

**ABSTAIN:** None

### **RESOLUTION#: 20.05**

### **Hutzelman Square at West Chester Village, Section Three**

*Section 11, Town 2, Range 2  
West Chester Township*

Mr. Acuff introduced this as two commercial lots on 4.2 acres of land. This property is across the street from the new Kroger. This area is just north of the Panera. The hope is to carve out one new lot just north of marketplace drive, and the rest of the lot would be placed in an open space lot.

Mr. Acuff reviewed a staff comment, and recommended approval per the comment.

Mr. Rumpke asked if years down the road, if someone applied to build on the lot. Mr. Acuff stated that the applicant would have to bring the request to the planning commission for a replat because the current request would plat it as an open space lot, which makes it unbuildable.

Mr. Lewis made a motion to approve **Hutzelman Square at West Chester Village, Section Three**. Mr. Cooney seconded this. Motion carries 6-0.

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

**RESOLUTION#: 20.06**

**Vista Verde, Section Five**  
*Section 21, Town 3, Range 3*  
*Liberty Township*

Mr. Acuff introduced this as 24 lots on 17.3999 acres. This section is the final section of Vista Verde. This will extend Eldon Drive.

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

Mr. Rumpke made a motion to approve **Vista Verde, Section Five**. Mr. Baker seconded this. Motion carries 5-0.

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

**RESOLUTION#: 20.07**

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**ADJOURNMENT**

Mr. Jones made a motion to adjourn, seconded by Mr. Cooney. 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

January 14, 2020

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Chair

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Secretary