



# Butler County Planning Commission

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

## Meeting Minutes

**MEETING:** Tuesday, January 15, 2019, 3:00 p.m.

**ROLL CALL:**

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

**Absent:** Beth Surber

**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. Brown made a motion to approve the December Meeting Minutes as submitted.  
Mr. Lewis seconded the motion. Motion carried 4-0.

**AYES:** Brown, Lewis, Updike, Jones

**NAYES:** None

**ABSTAIN:** Baker, Cooney

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## **ZONE CHANGES**

### **RZC 19-01 Safe Haven Farms, Revision to PCD**

*5970 No Mans Road*

*Section 29, Town 3, Range 4*

*Madison Township*

Mr. Acuff introduced this revision as a facility serving adults with autism. There are a handful of residential cottages, but primarily the property is for daytime use including equestrian and greenhouse activities. When the project was originally approved by the Planning Commission in 2009, there was a clause in the resolution that stated that the facility was to be used ONLY by adults with autism. If there were to be any changes in the disabilities allowed at the farm, the revision would have to be submitted to the Planning Commission for re-approval.

Safe Haven Farms is now requesting to be able to broaden the scope of the disabilities that are allowed by this resolution to include developmental disabilities other than autism as well.

County staff has reviewed this and recommends approval with no conditions.

Mr. Rumpke arrived after roll call and before a motion and vote were given.

*Testimony in favor:* Pam Lockwood, the vice president of the board for Safe Haven Farms, explained that the board initially thought that the specification for autism was important due to the need for autistic programs was significant. However, they have come to find that the specification has become more of a limitation and they do not want to limit it any longer. They felt that they were too restrictive in the initial statement of only having those with autism at the farm.

*No Testimony in opposition*

*No Neutral testimony*

Mr. Lewis made a motion to approve **RZC 19-01 Safe Haven Farms, Revision to PCD**. Mr. Cooney seconded this. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#: 19.01**

**WCTZ 19-01 Munafo Property, B-2 to M-1**

*Port Union Rialto Road at Princeton Glendale Road (SR 747)*

*Sections 3 & 4, Town 2, Range 2*

*West Chester Township*

Mr. Acuff introduced this as a vacant lot that is currently zoned for community business, and the proposal is to change to light industrial. The land use plan calls for this area to be general retail, but the West Chester Land Use Committee has met and recommended the change for this property to be industrial rather than general retail. Therefore, the proposed zone change would not be in conflict with the township land use plan.

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

*Testimony in favor:* Eric Morris, engineer with Farnsworth Group representing the owner, explained that he had no issues with any of the comments. He stated that he had met with ODOT on the access drives. Darryl Phillips, Magnille Industrial Group, has the land under contract to be used for a light industrial distribution building. His company currently has two other buildings of the same nature in this area.

*No Testimony in opposition*

*No Neutral testimony*

Mr. Cooney made a motion to approve **WCTZ 19-01 Munafo Property, B-2 to M-1**. Ms. Updike seconded this. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** Jones

**RESOLUTION#: 19.02**

**WCTZ 19-02 Copper Creek Homes (Sharma), A-1 to SP-PUD**

*9774 Cincinnati Columbus Road*

*Section 14, Town 3, Range 2*

*West Chester Township*

Mr. Acuff introduced this as a site with a single family home on it currently. The land use plan calls for an office transitional use. The proposal is for a retail building at the front of the site and 16 residential units in the back as duplexes.

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

*Testimony in favor:* Bob Rothert, Abercrombie and Associates, stated that he was in agreement with staff's comments. He informed the board that they were in review to address those comments already.

*No Testimony in opposition*  
*No Neutral testimony*

Mr. Dawson from West Chester Township explained that the fire department is looking into the requirement of turnarounds in the development to comply with potential safety requirements.

Mr. Rumpke made a motion to approve **WCTZ 19-02 Copper Creek Homes (Sharma), A-1 to SP-PUD**. Mr. Baker seconded this. Motion carries 7-0.

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

**RESOLUTION#: 19.03**

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## PRELIMINARY PLATS

### **Windsor Estates Addition**

*Maud Hughes Road*  
*Section 28, Town 3, Range 3,*  
*Liberty Township*

Mr. Acuff introduced this as 74 new lots on 51 acres. The existing Windsor Estates development is to the north and west of the proposed site. There is no direct access to Maud Hughes Road and there is a stub street to the south for future development.

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

Mr. Brown made a motion to approve **Windsor Estates Addition** per staff comments. Motion was seconded by Mr. Lewis. Motion carried 7-0.

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

**RESOLUTION#: 19.04**

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## REPLATS

### **Sunrise Stables, Replat of Lots 43 and 44**

*4483 Logsdon Meadow Drive*

*Section 7, Town 2, Range 3,*

*Liberty Township*

Mr. Acuff introduced this as a single-home residential lot and an adjacent parcel that was original an open space lot. The ownership of the open space lot transferred from the HOA to the adjacent property owner. The property owner wishes to consolidate the two lots into a single lot.

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

Mr. Cooney made a motion to approve **Sunrise Stables, Replat of Lots 43 and 44** per staff comments. Motion was seconded by Mr. Brown. Motion carried 7-0.

**AYES:** Cooney, Brown, Baker, Updike, Rumpke, Lewis, Jones

**NAYES:** None

**ABSTAIN:** None

### **RESOLUTION#: 19.05**

### **Crossings of Beckett, Replat of Lots 4 and 5**

*7903 Crossings of Beckett Drive*

*Section 5, Town 2, Range 2,*

*West Chester Township*

Mr. Acuff introduced this two lots at the location of the new Kroger. The owners wish to shift the lot line south a bit to accommodate the change in development plans.

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

Mr. Lewis made a motion to approve **Crossings of Beckett, Replat of Lots 4 and 5.** Mr. Jones seconded this. Motion carries 7-0.

**AYES:** Lewis, Jones, Updike, Brown, Rumpke, Cooney, Baker

**NAYES:** None

**ABSTAIN:** None

### **RESOLUTION#: 19.06**

## **ADJOURNMENT**

Mr. Cooney made a motion to adjourn, seconded by Mr. Rumpke. 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 15, 2019

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Chair

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Secretary