



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, January, 9, 2018, 3:00 p.m.

ROLL CALL:

Present: Beth Surber, *Chair*
Bruce Jones
G. Coe Potter
Amy Updike
Bernard "Buck" Rumpke

Absent: Kevin Cooney, *Vice-Chair*
David Baker
Steve Brown

Staff Present: Jim Fox, Dept. of Development
Peter Z. Acuff, Dept. of Development
David Fehr, Dept. of Development
Stephanie Foley, Administrative Secretary

Ms. Surber called the meeting to order with roll call at 3:00 p.m.

APPROVAL OF MEETING MINUTES:

Mr. Jones made a motion to approve the October 10, 2017 Meeting Minutes submitted.
Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Jones, Rumpke, Potter, Updike, Surber

NAYES: None

ABSTAIN: None

ZONE CHANGES:

LTZ 17-08 Township Trustees' Text Amendments – Permissible Uses

Liberty Township

Mr. Acuff presented the proposed zoning resolution amendment to prohibit the cultivation, processing, and distribution of marijuana in all jurisdictions. Mr. Acuff informed the board that the staff takes a neutral position and has no comments, but that staff sees no reason not to approve.

Testimony in favor: Andy Juengling, 7162 Liberty Center Dr. Ste A, Liberty Township, OH 45069, presented himself as the applicant and offered to answer questions from the board.

Mr. Jones asked if the applicant had reviewed the draft that West Chester Township had submitted last month. Mr Juengling responded that Liberty Township has been in contact with West Chester Township, and that the things the surrounding areas were doing with regards to this topic was being taken into consideration by trustees at this point in time.

No Testimony in opposition

No Neutral testimony

Motion was made to approve **LTZ 17-08** by Mr. Jones; motion was seconded by Mr. Rumpke.

Motion carried 5-0.

AYES: Jones, Rumpke, Updike, Potter, Surber

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.01

LTZ 17-09 Fire House Storage, R-1 to O-2

Princeton Glendale Road

Section 3, Town 2, Range 3

Liberty Township

Mr. Acuff introduced this zone change as a series of properties on the west side of Princeton Glendale Road. Mr. Acuff referenced an aerial map that shows the applicable properties highlighted in yellow. He stated that the old firehouse for the area was located on the property.

The area is currently zoned R-1 residential, and the request is to change the zoning to an O-2 office and limited industrial district. Mr. Acuff informed the board that the surrounding areas currently hold residential and community business zoning. Mr. Acuff referenced another aerial map representing the future land use plan from Liberty Township. The area in question is currently labeled planned community mixed use.

Mr. Acuff stated that the storage units do not exactly line up with planned community mixed use, but it is a step in the right direction in converting from vacant residential lots to commercial use.

Mr. Acuff reviewed staff comments, noting that this is not a PUD and in so, staff can offer comments, but not restrictions.

TESTIMONY IN FAVOR OF: Bob Hutsenpillar, 7404 Liberty One Dr, Liberty Township, OH 45044 presented himself as the applicant. He stated that this is a 9.5 acre area with 5 homes currently on the property. Of the 5 homes, 4 are dilapidated, and 1 has a tenant. In addition to the homes, the old fire house is located on the property.

Mr. Hutsenpillar referenced a map of the proposed plans to point out that the setback requirements were accounted for. He proposed 2 access points, one that has direct access to the office and front gate, and another exit only access.

Ms. Surber asked if the existing firehouse was the only structure that would be retained. Mr. Hutsenpillar responded that it was because the other properties were uninhabitable.

Mr. Rumpke asked if the firehouse was going to be separated from the storage facility and Mr. Hutsenpillar said it would.

Mr. Potter informed the applicant that the board cannot ensure that his plans would be definite, even if the zone change was approved.

Ms. Surber expressed concern about the aesthetics of the plans, but stated that she had no opposition to the use of the land.

Mr. Rumpke questioned Liberty Township representative, Andy Juengling, about why O-2 was the proper zoning for this type of development, to which Mr. Juengling responded that only two districts allowed for self storage, one being O-2 office and limited industrial and the other being M-1 manufacturing. He stated that O-2 made the most sense for this particular project.

No Testimony in opposition

No Neutral Comments

Motion was made to approve **LTZ 17-09** per staff comments by Mr. Jones; motion was seconded by Ms. Updike. Motion carried 5-0.

AYES: Jones, Updike, Surber, Potter, Rumpke
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.02

RZC 17-05 Rural Zoning Resolution Text Amendments

Butler County

Mr. Acuff introduced this change as a basic update that was carried over from the previous month, at which it was tabled to allow for more review by the board members.

Mr. Jones commented that since he had asked for it to be tabled, he had sent it out to the impacted township trustees to receive feedback. He said that they expressed no objection to the proposed changes that were explained at last month's meeting. He also stated that he believed that this action to change was responsive to concerns from people who file zone appeals.

No Testimony in favor

No Testimony in opposition

No Neutral Comments

Motion was made to approve **RZC 17-05** by Mr. Jones; motion was seconded by Mr. Rumpke. Motion carried 5-0.

AYES: Jones, Rumpke, Surber, Potter, Updike
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.03

PRELIMINARY PLATS:

Carriage Crossing, Section Two
Section 3, Town 2, Range 3

Liberty Township

Mr. Acuff introduced the preliminary plat as a plat that originally was approved 5 years ago. The plat was for a residential development called Milikin Estates, but in the review process, changed its name to Carriage Crossing. The preliminary plat approval has expired, so the plat is in front of the board for a renewal of the approval to allow for the completion of the final 19 lots.

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

Motion was made to approve **Carriage Crossing, Section Two** by Ms. Surber; motion was seconded by Ms. Updike. Motion carried 5-0.

AYES: Surber, Updike, Rumpke, Jones, Potter

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.04

FINAL PLATS

The Overlook, Phase Two

Section 3, Town 2, Range 2

West Chester Township

Mr. Acuff introduced the final plat for the next section of condominiums. This next section contains 10 single house lots and one open space lot, totaling 11 lots. Mr. Acuff stated that he received an updated final plat 1 day prior to this meeting, in which all the staff comments had been addressed. Therefore, Mr. Acuff recommended approval without comment.

Motion was made to approve **The Overlook, Phase Two** by Mr. Jones; seconded by Ms. Surber. Motion carried 5-0.

AYES: Jones, Surber, Rumpke, Updike, Potter

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.05

OTHER BUSINESS

Mr. Acuff introduced Stephanie Foley as the new Administrative Secretary.

ADJOURNMENT

Ms. Surber made a motion to adjourn seconded by Mr. Potter. 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 9, 2017

Chair

Secretary