



# Butler County Planning Commission

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Administration Building, 6<sup>th</sup> Floor Conference Room  
130 High Street, Hamilton, Ohio

## Meeting Minutes

**MEETING:** Monday, July 18, 2022, 3:00 p.m.

**ROLL CALL:**

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

**Absent:** Amy Updike

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

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

### **APPROVAL OF MEETING MINUTES**

Mr. Cooney made a motion to approve the June 14, 2022 Meeting Minutes. Mr. Rumpke seconded the motion. Motion carried 4-0-1.

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

**NAYES:** None

**ABSTAIN:** Griffith

### **SUBDIVISION PRELIMINARY PLAT**

Shallow Creek  
*Liberty Township*

Mr. Acuff described this as 85 lots on 66.35 acres on Millikin Road, a continuation of the subdivision to the south with the main access across from Hawthorne Reserves.

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

**Questions/Comments:**

Mr. Rumpke asked how traffic calming could be accomplished as the plans are already drawn. Mr. Acuff stated that it is something for the township to address with the developer.

Mr. Lewis arrived during staff presentation.

Michael Athan, M/I Homes  
9349 Waterstone Blvd.  
Cincinnati, Ohio

Mr. Athan stated that Bayer Becker has added a number of curves for additional traffic calming.

Mr. Rumpke made a motion to approve the preliminary plat for **Shallow Creek** subject to staff comments. Ms. Surber seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **22.41**

**Freedom Pointe, Phase Two**  
*Liberty Township*

Mr. Acuff described this as one multifamily lot on 8 acres at the NE corner of Veterans Blvd and that all roads are private.

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

**Questions/Comments:**

Mr. Rumpke asked whether the buildings are townhomes. Mr. Acuff stated that he believes that there are approximately seven apartment style buildings and approximately six with 3-4 townhomes in each.

Mr. Rumpke asked how many stories. Mr. Acuff stated that they are 3 or 4 stories high.

Mr. Rumpke asked if they are all being built by Hills. Mr. Acuff stated that they are.

Mr. Rumpke asked if they are all rentals. Mr. Acuff stated that they are all rental units.

Ms. Surber made a motion to approve the preliminary plat for **Freedom Pointe, Phase Two** subject to staff comments. Mr. Griffith seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 22.42

**Liberty Center, Replat of Part Lot 8**  
*Liberty Township*

Mr. Acuff stated that this is two lots on four acres at the SE corner of Liberty Center near Dillard's and I-Fly and is the last undeveloped lot left at Liberty Center. Mr. Acuff stated that they are proposing a medical office, a drive-thru restaurant and 3 retail units.

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

**Questions/Comments:**

Mr. Jones asked if the street is one way. Mr. Acuff stated that it is two-way with a right in/right out only

Mr. Rumpke made a motion to approve **Liberty Center, Replat of Part Lot 8** subject to staff comments. Mr. Jones seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 22.43

**Oak Ridge, Section One, Replat of Lot 9 and 1.333 acres**  
*Fairfield Township*

Mr. Acuff stated this on SR 4 west of Millikin Road across from Walden Ponds. He stated that the lots were not combined in original subdivision but that most owners also own the lot behind and this is to combine the lots and add the easement on SR4 to dedicate roadway.

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

**Questions**

Ms. Surber asked if the land was dedicated in subdivision but not on this lot. Mr. Acuff stated that the lot behind was not part of the subdivision so it was not dedicated. Ms. Surber asked who made the request to dedicate the roadway. Mr. Acuff stated the property owner did as part of the combination.

Mr. Jones made a motion to approve **Oak Ridge, Section One, Replat of Lot 9 and 1.333 acres**, subject to staff comments. Mr. Lewis seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 22.44

**Menards Crossings of Fairfield Township, Replat of Lot 9150**  
*Fairfield Township*

Mr. Acuff stated that this is two commercial lots on 3.21 acres NW of Menards behind Discount Tire. Mr. Acuff stated that they are proposing an automotive center on the eastern parcel.

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

Mr. Cooney made a motion to approve **Menards Crossings of Fairfield Township, Replat of Lot 9150** subject to staff comments. Ms. Surber seconded. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 22.45

## ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Lewis. Motion carries 6-0. Meeting adjourned 3:35 PM.

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

**NAYES:** None

**ABSTAIN:** None

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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  
July 18, 2022

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Chair

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Secretary