



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, June 14, 2022, 3:00 p.m.

ROLL CALL:

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

Absent: Jeff Griffith

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

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

APPROVAL OF MEETING MINUTES

Mr. Jones made a motion to approve the May 12, 2022 Meeting Minutes. Mr. Lewis seconded the motion. Motion carried 3-0-2.

AYES: Jones, Lewis, Cooney

NAYES: None

ABSTAIN: Surber, Updike

SUBDIVISION PRELIMINARY PLAT

Freedom Pointe, Phase 2

Liberty Township

Mr. Acuff described this as 22 acres on Cox Road, north of Liberty Way, he stated it would be 16 multifamily buildings with all roads private.

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

Mr. Cooney made a motion to approve the preliminary plat for **Freedom Pointe, Phase Two** subject to staff comments. Ms. Surber seconded. Motion carries 5-0.

AYES: Cooney, Surber, Lewis, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.36**

Estates at Wynds of Liberty
Liberty Township

Mr. Acuff described this as 45 lots on almost 31 acres near SR 747 and Princeton Road. He further stated that in March this board approved zone changes for Princeton Pike Church of God property and this southwestern section was zoned R-SE.

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

Mr. Lewis made a motion to approve the preliminary plat for **Estates at Wynds of Liberty** subject to staff comments. Ms. Surber seconded. Motion carries 5-0.

AYES: Lewis, Surber, Cooney, Updike, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.37**

SUBDIVISION FINAL PLAT
Vista Verde, Section Six
Liberty Township

Mr. Acuff stated that this subdivision is 13 new residential lots on 7.9 acres with access off Eldon Drive.

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

Mr. Jones made a motion to approve the final plat for **Vista Verde, Section Six** subject to staff comments. Mr. Lewis seconded. Motion carries 5-0.

AYES: Jones, Lewis, Cooney, Surber, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: 22.38

Timber Trails, Section One, Block B
Fairfield Township

Mr. Acuff stated this is 20 lots on 7.6 acres off Liberty Fairfield Road, two separate sections one is an extension of Highlands Drive and the other a cul-de-sac near Liberty Fairfield Road.

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

Note: Mr. Rumpke arrived during staff presentation.

Questions

Mr. Jones asked about the soils, Mr. Acuff stated that it has been a number of years since he studied this and is not sure but expects that it is some type of soil that causes concern for building with steeper slopes.

Mr. Jones stated that the staff comments indicates that the township's comments were pending and the Butler County Health District comments are pending. Mr. Acuff stated that he received comments back from Chuck Goins from Fairfield Township after the staff report was prepared that they are okay with it. Mr. Acuff stated that he has not heard from the Health District but does not see anything of concern.

Mr. Jones made a motion to approve **Timber Trails, Section One, Block B**, subject to staff comments. Ms. Updike seconded. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 22.39

OTHER BUSINESS

Appointments to the OKI Intermodal Coordinating Committee for fiscal year 2022-2023

Mr. Acuff stated that this is to re-appoint Mr. Fehr as representative and himself as alternate, just as in the past.

Mr. Jones made a motion to appoint Mr. David C. Fehr, AICP as the Butler County Planning Commission’s representative to the OKI Intermodal Coordinating Committee for the fiscal year July 1, 2022 to June 30, 2023 and appoint Mr. Peter Z. “Zeb” Acuff, AICP as the alternate representative to the OKI Intermodal Coordinating Committee for the fiscal year July 1, 2022 to June 20, 2023. Seconded by Mr. Cooney. Motion carries 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 22.40

ADJOURNMENT

Mr. Rumpke made a motion to adjourn, seconded by Mr. Lewis. Motion carries 6-0. Meeting adjourned 3:15 PM.

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

NAYES: None

ABSTAIN: None

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

June 14, 2022

Chair

Secretary