



# Butler County Planning Commission

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

## Meeting Minutes

**MEETING:** Tuesday, March 10, 2020, 3:00 p.m.

**ROLL CALL:**

**Present:** Bruce Jones, *Chair*  
Dave Baker  
Amy Updike  
Lonnie Lewis  
Bernard "Buck" Rumpke  
Kevin Cooney

**Absent:** Steve Brown  
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. Lewis made a motion to approve the February Meeting Minutes. Mr. Cooney seconded the motion. Motion carried 4-0.

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

**NAYES:** None

**ABSTAIN:** Baker

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

## **ZONE CHANGES**

### **LTZ 20-01 Liberty Flats, B-PUD to R-PUD**

*7454 Liberty Way*

*Section 13, Town 3, Range 3*

*Liberty Township*

Mr. Acuff described this request for the board as a request to change from a business PUD to a residential PUD zoning. The approval of this request would allow the applicant to construct a multi-family residential facility. The facility would have a total of 356 units spread amongst 22 buildings, also with separate buildings for a clubhouse and a mail unit. This facility is located to the left of Liberty Center, behind the storage units, on approximately 29.14 acres total. The facility will have a series of private roads throughout, with access onto Taylor Street.

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

*Testimony in favor:* John Del Verne, Bayer Becker, reviewed a slide show with the board, detailing the specifics of the development plans. The buildings will each be three stories tall, and the entire development will still allow for 17.59 acres of open space. He stated that currently, there are 692 spaces, approximately 1.94 spaces per unit.

Mr. Jones asked if there would be short or long term rentals.

Brent Sobcheck, of the rental company, stated that the organization owns about 6000 multifamily units. The tenants would be on year to year leases, so the aim would be for long term rental. The expectation is for the development to be aimed at millennials and empty nesters.

*Testimony in opposition:* None

*Neutral testimony:* None

Mr. Rumpke made a motion to approve **LTZ 20-01 Liberty Flats, B-PUD to R-PUD**. Mr. Baker seconded this. Motion carries 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **20.12**

**WCTZ 20-02 Ghizas Property, B-1 to B-2**

*7412 Tylersville Road  
Section 18, Town 3, Range 2  
West Chester Township*

Mr. Acuff described the subject property as one of few parcels in the area that is currently zoned B-1. The majority of the land in the direct vicinity is zoned B-2, therefore the request would remain in character with the area. The property is currently the location of a Denny’s. The approval of this zone change allows for a wider array of uses for future development. The immediately neighboring properties are still B-1, but those properties are now owned by the county commissioners, and is planned to be turned into an access road.

Mr. Acuff reviewed staff comments with the board, and recommended approval of the requested zone change.

*Testimony in favor: None  
Testimony in opposition: None  
Neutral testimony: None*

There was no applicant present, and therefore no testimony given.

Mr. Lewis made a motion to approve **WCTZ 20-02 Ghizas Property, B-1 to B-2**. Mr. Rumpke seconded this. Motion carries 6-0.

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

**RESOLUTION#:** **20.13**

After the voting was completed, Mr. Lewis left the meeting, still leaving the board with quorum.

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**PRELIMINARY PLATS**

**Carriage Meadows, Section One**  
*Section 3, Town 2, Range 3  
Liberty Township*

Mr. Acuff described this new subdivision as 29 new lots on 12.765 acres. This facility is located on the north side of Millikin Road. There will be 28 residential lots and 1 open space lot with a detention pond on the southwest portion of the development.

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

Mr. Cooney made a motion to approve **Carriage Meadows, Section One**. Mr. Baker seconded this. Motion carries 5-0.

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

**RESOLUTION#:** 20.14

**Crescent Moon**

*Section 16, Town 3, Range 3  
Liberty Township*

Mr. Acuff described Crescent Moon for the board as a new subdivision in the northeast corner of the township. It will consist of 38 new lots on 18 acres. The border of this property is right up against the corporate boundary for the city of Monroe. Access to this subdivision will be through the city of Monroe.

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

Mr. Baker made a motion to approve **Crescent Moon**. Mr. Jones seconded this. Motion carries 5-0.

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

**RESOLUTION#:** 20.15

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**FINAL PLATS**

**The Sanctuary of Liberty, Section Three, Block B**

*Section 33, Town 3, Range 2  
Liberty Township*

Mr. Acuff explained that this development is currently a private road development. The final plat is seeking 3 new building lots, and an extension of Nature Trail. As part of this final plat, all streets within the development will be dedicated as public from private.

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

Mr. Rumpke made a motion to approve **The Sanctuary of Liberty, Section Three, Block B**. Mr. Baker seconded this. Motion carries 5-0.

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

**RESOLUTION#:** 20.16

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## REPLATS

### **Kyles Station, Replat of Lots 5 & 8**

*Section 10, Town 2, Range 3*

*West Chester Township*

Mr. Acuff stated that this replat addressed a reconfiguration of the lot lines between lots 5 and 8. Neither lot will have driveway access to Kyles Station Road.

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

Mr. Cooney made a motion to approve **Kyles Station, Replat of Lots 5 & 8**. Mr. Rumpke seconded this. Motion carries 5-0.

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

**RESOLUTION#:** 20.17

### **Chappell Crossing, Replat of Lots 6 & 7**

*Section 34, Town 3, Range 2*

*West Chester Township*

Mr. Acuff stated that this replat is a simple combination of 2 lots, and removing the drainage easement between the two.

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

Mr. Jones made a motion to approve **Chappell Crossing, Replat of Lots 6 & 7**. Mr. Rumpke seconded this. Motion carries 5-0.

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

**RESOLUTION#:** 20.18

## **OTHER BUSINESS**

### **Election of Chair**

Mr. Rumpke nominated Bruce Jones to serve as Chair for the 2020 calendar year. There were no other nominations.

Mr. Rumpke made a motion to approve **Bruce Jones as Chair for the year 2020**. All in favor. Motion carries 5-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 20.19

### **Election of Vice-Chair**

Mr. Baker nominated Buck Rumpke to serve as Vice-Chair for the 2020 calendar year. There were no other nominations.

Mr. Baker made a motion to approve **Buck Rumpke as Vice-Chair for the year 2020**. All in favor. Motion carries 5-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 20.20

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## **ADJOURNMENT**

Mr. Rumpke 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

March 10, 2020

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Chair

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Secretary