



# Butler County Planning Commission

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

## Meeting Minutes

**MEETING:** Tuesday, March 13, 2018, 3:00 p.m.

**ROLL CALL:**

**Present:** Steve Brown, *Acting Chair*  
Bruce Jones  
Lonnie Lewis  
Amy Updike  
Bernard "Buck" Rumpke  
David Baker

**Absent:** Beth Surber, *Chair*  
Kevin Cooney, *Vice-Chair*

**Staff Present:** Peter Z. Acuff, Dept. of Development  
Stephanie Foley, Administrative Secretary

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Mr. Brown 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 February Meeting Minutes as submitted. Mr. Baker seconded the motion. Motion carried 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**ZONE CHANGES:**

**WCTZ 18-03 Brate Industrial Park, A-1 to I-PUD**

8341 Princeton Glendale Road  
Section 11, Town 2, Range 2  
West Chester Township

Mr. Acuff presented the proposed zone change to allow for three large warehouse buildings and a new road. Mr. Acuff then reviewed staff comments that addressed the necessity of a public road connection and dedication for sanitary sewer.

Mr. Rumpke questioned where the sewer would be coming from, to which Mr. Acuff stated it would be coming from the existing sewer in the northwest.

Mr. Baker requested clarification of who would be responsible for the connector street. Mr. Acuff informed the board that the developer would be responsible to construct the street, and it would then be dedicated to the county, similar to what is done for residential areas.

*Testimony in favor:* Jeremy Michael, 1239 Laurence Rd, Wyoming, OH 45215, of Northpoint Development, explained to the board that he was working with West Chester township on the road access to best serve future development. He explained the type of structures to be built as large loading warehouses with loading docks on their side. The first 2 are set to begin construction this year, while the third may be a 2019 project.

*No Testimony in opposition*

*No Neutral testimony*

Motion was made to approve **WCTZ 18-03** by Mr. Brown; motion was seconded by Mr.

Rumpke. Motion carried 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 18.10

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**PRELIMINARY PLATS:**

**Tyler’s Vista**

Section 12, Town 2, Range 2  
West Chester Township

Mr. Acuff introduced the preliminary plat as a total of 33 lots that sit on approximately 20 acres of land. Mr. Acuff explained that the modification of the PUD has not yet been fully approved by West Chester Trustees. He expects it to be addressed by the end of the month. With that, Mr. Acuff recommended that consideration for this plat be tabled until next month.

Motion was made to table **Tyler’s Vista** by Mr. Lewis; motion was seconded by Mr. Rumpke. Motion carried 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 18.11

**TID Development**

Section 12, Town 3, Range 2  
West Chester Township

Mr. Acuff introduced the preliminary plat for two commercial lots separated by a street on approximately 15 acres of land to be used for future commercial development. Mr. Acuff informed the board that an extensive Development Agreement between Liberty Way Cincy LLC, Trihealth, and the Board of Commissioners was already in place.

Mr. Acuff stated that subject to staff comments and under the condition that the development agreement is followed, staff recommends approval.

Motion was made to approve **TID Development** by Mr. Baker; motion was seconded by Mr. Lewis. Motion carried 6-0.

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

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 18.12

**Fieldstone Farms**

Section 15, Town 3, Range 3  
Liberty Township

Mr. Acuff introduced the preliminary plat as a total of 191 lots sitting on 50 acres of land. There would be 99 single family lots and 92 multi-family lots.

Mr. Acuff reviewed staff comments that addressed the necessity of a storm water retention pond prior to street and sewer installations, in addition to other things. Mr. Acuff informed the board that staff recommends approval.

Mr. Rumpke asked for a clarification on the landscape easement to the west, to which Liberty Township Planner, Andy Juengling, of 7162 Liberty One Drive Suite A, Liberty Township, OH 45069, said would be a “C-Buffer”. Mr. Rumpke also asked if this plat was the same plat that was reviewed by the Liberty Township Zoning board, where denial was recommended. Mr. Juengling stated that it was not the same plat, and that some of the concerns put forth at that meeting had been addressed in this new updated plat.

Motion was made to approve **Fieldstone Farms** by Mr. Lewis; motion was seconded by Mr. Brown. Motion carried 4-2.

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

**RESOLUTION#:** 18.13

**Carriage Hill, Section 18 – Sidewalk Waiver**

Liberty Township

Mr. Acuff introduced the request for a sidewalk waiver to allow for a 6-foot wide sidewalk on one side of the street only, in accordance with the plans for the previous sections of the subdivision.

Mr. Acuff informed the board that staff recommends approval of this waiver.

Motion was made to approve **Carriage Hill, Section 18 – Sidewalk Waiver** by Mr. Brown; motion was seconded by Mr. Jones. Motion carried 6-0.

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

**NAYES:** None  
**ABSTAIN:** None

**RESOLUTION#:** 18.14

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## **FINAL PLATS**

**None**

## **OTHER BUSINESS**

Mr. Acuff informed the board that although the new Chair and Vice-Chair are to be elected in the March meeting, due to the absence of the current Chair and Vice-Chair at the meeting, he recommended that the board table the election of the official officers until next month.

Motion was made to table **Election of Chair and Vice-Chair** by Mr. Lewis; motion was seconded by Mr. Rumpke. Motion carried 6-0.

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

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## **ADJOURNMENT**

Mr. Brown made a motion to adjourn seconded by Mr. Baker. 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 13, 2018

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Chair

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Secretary