



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, March 8, 2022, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
Beth Surber
Kevin Cooney
Lonnie Lewis
Amy Updike

Absent: Bernard “Buck” Rumpke, *Vice-Chair*
Jeff Griffith

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

Mr. Jones called meeting to order with roll call at 3:02 p.m.

APPROVAL OF MEETING MINUTES

Mr. Lewis made a motion to approve the February 8, 2022 Meeting Minutes. Mr. Cooney seconded the motion. Motion carried 3-0-2.

AYES: Lewis, Cooney, Updike

NAYES: None

ABSTAIN: Surber, Jones

ZONE CHANGES

LTZ 22-02, Princeton Pike Church of God, RA-1 to R-SE & R-SE to B-1

Liberty Township

Mr. Acuff stated that this is a zone change requested by the Princeton Pike Church of God at the corner of SR 747 and Millikin Road. He stated that the adopted land use plan calls for institutional, which is where the church is, and the corner land use is neighborhood business and residential on the south and west parts of the site. Mr. Acuff stated that in order to bring the zoning into a closer match to the land use plan the applicant is proposing the southern portion of the site will be changed from RA-1 to R-SE, the corner SW quadrant will change from R-SE to B-1 Neighborhood Business district.

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

Questions

Ms. Surber asked if the small strip zone change was a separate parcel. Mr. Acuff stated that this is all one parcel, just rezoning portions of the church's parcel to match the zoning with the land use plan.

Mr. Jones asked about the rectangular shapes that were not part of the zone change. Mr. Acuff stated that one of them is a residence owned by the church, the other a historic cemetery.

Applicant

Etta Reed, Bayer Becker
6900 Tylersville Road
Mason, Ohio 45040

Ms. Reed stated that the applicant wants to bring the property zoning into compliance with the land use plan and they also have interest in selling some of the property for residential and commercial use.

Questions

Mr. Jones asked if the residential zone change will be comparable or the same as the existing. Ms. Reed stated the lots to the west and south are 20,000 sf lots with 100' frontage and that is what the R-SE will allow and the lots will all match.

Mr. Jones asked if there would be a street. Ms. Reed stated that there are three public street stubs into this property that will be tied into with the development of a proposed subdivision as required by the county. Ms. Reed stated that the small strip zone change is necessary to get the 200' depth coming off of Aspen Drive.

Mr. Jones made a motion to approve **LTZ 22-02, Princeton Pike Church of God, RA-1 to R-SE & R-SE to B-1**, subject to staff comments. Ms. Lewis seconded. Motion carries 5-0.

AYES: Jones, Lewis, Cooney, Surber, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: 22.10

SUBDIVISION REPLATS

Kyles Station Subdivision, Replat of Lot 16

Liberty Township

Mr. Acuff stated the parcel is a commercial lot in front of the new Kroger at Kyles Station and SR 4. He stated that they are looking to divide Lot 16 to create two new lots with a couple of easements.

Mr. Acuff stated that there are no comments and staff recommends approval.

Mr. Cooney made a motion to approve the replat of **Kyles Station Subdivision Lot 16**. Ms. Surber seconded. Motion carried 5-0.

AYES: Cooney, Surber, Updike, Lewis, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: 22.11

North Pointe at Union Centre, Section One, Replat of Lots 7 & 8

West Chester Township

Mr. Acuff stated this subdivision is at Union Centre and Aviation Way in front of GE Aviation and we last saw in December of last year where Lot 2 was split into lots 7, 8 and 9. He stated they are asking for a replat to move a lot line 20' to reconfigure the division between the two lots and typically is requested to accommodate the user of the site.

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

Mr. Lewis made a motion to approve **North Pointe and Union Centre, Section One, Replat of Lots 7 & 8** subject to staff comments. Seconded by Ms. Surber. Motion carried 4-0-1.

AYES: Lewis, Surber, Updike, Cooney

NAYES: None

ABSTAIN: Jones

RESOLUTION#: 22.12

**Union Centre Commerce Park, Phase Two, Replat of Lots 20 & 21 + 6.03 acres
*West Chester Township***

Mr. Acuff stated that this is a consolidation of two lots and 6.03 acres on Muhlhauser Road between Union Centre and Allen Road. He stated that part of it was a former car dealership and a vacant parcel to the north at Floer Dr. and a 6 acre parcel to the south would make up the single parcel requested for a proposed user.

Mr. Acuff stated that the applicant has addressed all comments so staff recommends approval.

Questions

Ms. Surber asked if all the parcels have the same zoning. Mr. Acuff stated that he did not know.

Mr. Lewis made a motion to approve **Union Centre Commerce Park, Phase Two, Replat of Lots 20 & 21 +6.03 acres** subject to staff comments. Seconded by Ms. Updike. Motion carried 4-0-1.

AYES: Lewis, Updike, Surber, Cooney

NAYES: None

ABSTAIN: Jones

RESOLUTION#: **22.13**

DISCUSSION

Mr. Acuff stated that Mr. Jones and Mr. Lewis have been re-appointed by the County Commissioners to a three-year term and that we are still looking to fill one vacancy on the board. Mr. Jones stated that this is ordinarily the meeting where a chair and vice chair are elected. Mr. Acuff stated that it is but the appointments of Mr. Jones and Mr. Lewis was a little delayed and were not approved until the meeting yesterday morning and he did not want to assume and have officer elections without a certainty of those appointments. Mr. Acuff stated we will have elections duly announced at next month's meeting.

ADJOURNMENT

Ms. Updike made a motion to adjourn, seconded by Ms. Surber. Motion carries 5-0. Meeting adjourned 3:25 PM.

AYES: Updike, Surber, Lewis, Cooney, 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
March 8, 2022

Chair

Secretary