



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, March 9, 2021, 3:00 p.m.

ROLL CALL:

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

Absent: Dave Baker
Beth Surber

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

Mr. Jones called meeting to order with roll call at 3:03 p.m.

Mr. Jones acknowledged Roger Reynolds, Butler County Auditor in attendance.

APPROVAL OF MEETING MINUTES

Mr. Jones made a motion to approve the December 8, 2020 Meeting Minutes. Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Jones, Rumpke, Cooney, Lewis, Updike

NAYES: None

ABSTAIN: None

Mr. Jones made a motion to approve the January 12, 2021 Meeting Minutes. Mr. Rumpke seconded the motion. Motion carried 5-0.

AYES: Jones, Rumpke, Cooney, Lewis, Updike

NAYES: None

ABSTAIN: None

Mr. Jones made a motion to approve the February 9, 2021 Meeting Minutes. Mr. Lewis seconded the motion. Motion carried 4-0-1.

AYES: Jones, Lewis, Cooney, Rumpke

NAYES: None

ABSTAIN: Updike

ZONE CHANGES

WCTZ 21-02, Red Oak Commons, A-1 to R-PUD

West Chester Township

Mr. Acuff described this as 25 acres on Hamilton Mason Road east of Maud Hughes Road and west of Cincinnati-Dayton Road. He stated that the proposed use of the property is for senior residential rentals with 122 units which would be an overall density of 4.75 per acre.

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

Applicant:

Steven Hicks, Treplus Communities
1515 Lakeshore Drive
Columbus, Ohio

Mr. Hicks presented the plan for the development to the board

Mr. Rumpke asked how many units would be in each building. Mr. Hicks stated that most buildings would be four units but some would be two. Mr. Hicks stated that one bedroom units would have a one-car garage, the two bedroom units would have a two-car garage and that there is planned overflow parking.

Mr. Rumpke asked how many feet of slope from the NE to the SW of the property.

Tim Foster, civil engineer
9338 Cincinnati Columbus Road
West Chester, Ohio 45241

Mr. Foster stated that it was approximately 25 feet but there will be two platforms. Mr. Jones asked if it was 800' at the top. Mr. Foster stated it goes from 800' to 765' along the west side.

Mr. Jones asked what the price point would be for these rentals. Mr. Hicks stated that the one bedroom units will be \$1,900-\$2,000 range and the two bedroom would be \$2500-\$2700 range. Mr. Jones further stated that this was just a question of curiosity, feasibility is not part of the board's approval process.

Testimony in favor:

Roger Reynolds
6724 Cherry Laurel Drive
Liberty Township, Ohio 45044

Mr. Reynolds stated that he is currently a neighbor of the property and that he has interest because his family currently owns the property. He indicated that he has spent most of his life in this area and it has been a blighted area. He further stated that he thinks this is a needed development as there are no properties like it around the area. Mr. Reynolds stated that if this is developed that it will foster improvements for the remainder of the community.

Testimony in opposition: None

Neutral testimony: None

Mr. Jones made a motion to recommend approval of **WCTZ 21-02, Red Oak Commons, A-1 to R-PUD** subject to staff comments. Seconded by Mr. Lewis. Motion carried 5-0.

AYES: Jones, Lewis, Cooney, Rumpke, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.16

PRELIMINARY PLAT

Peaks of Aspen Trails
Section 4, Town 2, Range 3
Liberty Township

Mr. Acuff stated this site is on SR 747 and Kyles Station Road consisting of 57 lots on 11 acres.

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

Mr. Rumpke asked what the current zoning is. Mr. Acuff responded that it is currently B-PUD.

Mr. Lewis made a motion to recommend approval of **Peaks of Aspen Trails** subject to staff comments. Seconded by Mr. Cooney. Motion carried 4-0-1.

AYES: Lewis, Cooney, Jones, Updike

NAYES: None

ABSTAIN: Rumpke

RESOLUTION#: 21.17

FINAL PLATS

Shannon Ridge, Section Five

Section 33, Town 3, Range 3

Liberty Township

Mr. Acuff stated this the last section of Shannon Ridge and is 15 lots on 10 acres.

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

Mr. Rumpke made a motion to approve **Shannon Ridge, Section Five** subject to staff comments. Second by Mr. Lewis. Motion carries 5-0.

AYES: Rumpke, Lewis, Cooney, Jones, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: 21.18

OTHER BUSINESS

Mr. Jones stated that Steve Brown is retiring from the commission after twelve years. Mr. Jones asked Mr. Acuff if he had received any letters of interest. Mr. Acuff stated that he has not and that he had reached out to all of the townships to announce at meetings to see if there was any interest. Mr. Jones asked Mr. Acuff if there is a deadline. Mr. Acuff said that no there is no deadline. Mr. Jones asked if Mr. Acuff thought it would be filled by next meeting. Mr. Acuff stated that it probably could not be filled that quickly because it goes to the commissioners for approval and he has no prospects currently.

Mr. Jones stated that he raised the issue last meeting about reaching a quorum and a deadline for reaching that quorum. Mr. Rumpke thought that we should call off the meeting by noon if a quorum is not reached. Mr. Jones stated that that is a secondary issue. Mr. Cooney asked if it would be feasible to have a hybrid meeting if someone cannot attend in person but can attend virtually. Mr. Acuff said that he would give it some thought. Mr. Jones asked if we are to forego the virtual meeting how far in advance of the meeting do we call off the meeting if we do not have a quorum. Ms. Updike suggested noon as we have developers come from Columbus many times. Mr. Cooney suggested that maybe we have a call the night before to make sure we get in touch with the members. It was then discussed doing a text instead of a phone call to see if we reach quorum. It was decided that we would try the text messaging to see how it works. Mr. Jones stated that if we do not have sufficient by noon, then we will reschedule.

Mr. Jones then asked about the second part, it was decided that 3:20 we would text or call and if not there by 3:30 that would be rescheduled. Mr. Acuff stated that he would incorporate into the by-laws.

Mr. Acuff distributed copies of the department's semi-annual report and the preliminary and subdivision maps/chart for the past year to the board.

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Rumpke. Motion carries 5-0. Meeting adjourned 4:00 PM.

AYES: Jones, Rumpke, Lewis, Cooney, Updike

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 9, 2021

Chair

Secretary