



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, May 8, 2018, 3:00 p.m.

ROLL CALL:

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

Absent: David Baker
Bernard "Buck" Rumpke, *Vice-Chair*

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

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

APPROVAL OF MEETING MINUTES

Mr. Brown made a motion to approve the April Meeting Minutes as submitted. Mr. Lewis seconded the motion. Motion carried 4-0.

AYES: Brown, Lewis, Updike, Jones

NAYES: None

ABSTAIN: Cooney, Surber

ZONE CHANGES

WCTZ 18-01 Village North, A-1 to SP-PUD

*Butler Warren Road at Liberty Way
Section 12, Town 3, Range 2
West Chester Township*

Mr. Acuff presented the proposed zone change as the first of two zone changes scheduled today for a single project. Two lots in separate townships will require two separate zone changes to complete the proposed project. The two lots will have commercial office use, retail use, and residential use. The results from the traffic study have not come in yet, so both staff and the applicant are requesting to continue this zone change to next month.

Mr. Jones asked staff to clarify what kind of buildings will be along Liberty Way. Mr. Acuff stated that they would be retail restaurant buildings. Mr. Jones also wanted staff to clarify where the township boundary was on the map, to which Mr. Acuff obliged.

No Testimony in favor

No Testimony in opposition

No Neutral testimony

Motion was made by Mr. Cooney to table **WCTZ 18-01 and LTZ 18-02** to next month; motion was seconded by Ms. Updike. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.20

LTZ 18-02 Village North, RA-1 to MU-PUD

*Butler Warren Road at Liberty Way
Section 12, Town 3, Range 2
West Chester Township*

Mr. Acuff explained that this zone change is the second part of the previous zone change, and will be tabled along with the previous to next month's meeting.

LTZ 18-03 Lytton Park, R-SE to R-PUD

Yankee Road

Section 21, Town 3, Range 3

Liberty Township

Mr. Acuff presented the proposed zone change to allow for a single-family residential development. Mr. Acuff reviewed staff comments.

Mr. Acuff stated that the plans for the proposal don't align exactly with the vision plans made by the township, but the units would provide a smooth transition between zones.

Staff recommend approval per staff comments.

Testimony in favor: Applicant, Brad Austing, from MI Homes, 9349 Waterstone Blvd Ste 100, Cincinnati, OH 45249, spoke in favor of the project. He explained that the family selling the land are looking to retire but would retain their residence adjacent to the proposed development. He stated that they have no opposition to any of staff's comments.

No Testimony in opposition

No Neutral testimony

Motion was made to approve **LTZ 18-03** by Mr. Brown; motion was seconded by Ms. Updike. Motion carried 5-0.

AYES: Brown, Updike, Cooney, Surber, Jones

NAYES: None

ABSTAIN: Lewis

RESOLUTION#: 18.21

WCTZ 18-04 Westview, R1-A to R-PUD

8300 West Chester Road

Section 9, Town 3, Range 2

West Chester Township

Mr. Acuff presented the proposed zone change for a single-family residential development. Mr. Acuff stated that the zone change for the subdivision would not be out of character for the area. The subdivision plans comply with the master plan set forth by the township.

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

Mr. Jones asked for a clarification on the access at Taffy Drive. Mr. Acuff explained that there will be a full vehicular access point to the north. He also explained that there would be an emergency access point on the west side of the property as well, to serve in case of an entrance blockage for either the proposed development or the neighboring development on the left.

Mr. Jones asked how the emergency access would be controlled, to which Mr. Acuff said that he wasn't absolutely positive, but he would suspect some sort of a gate would be placed.

Testimony in favor: Applicant, Peter Tremulis, of MI Homes, 9700 Waterstone Blvd., Cincinnati, OH 45249, explained that the 54-acre site was a part of a large family farm. The piece in question is the first piece sold. The development will be 106 lots, both single-family residential units. There will be 5 phases of development. He explained that most questions that have come up are about drainage.

No Testimony in opposition
No Neutral testimony

Motion was made to approve **WCTZ 18-04** by Mr. Cooney; motion was seconded by Mr. Brown. Motion carried 6-0.

AYES: Cooney, Brown, Updike, Lewis, Surber, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.22

WCTZ 18-05 Lofts of West Chester, B-2 to SP-PUD
Cincinnati Dayton Road at Highland Greens Blvd
Section 23, Town 3, Range 2
West Chester Township

Mr. Acuff presented the proposed zone change as a multi-family project near Butler Tech with full on and off access from Cincinnati Dayton Road. There would be 4-level residential units, with an outdoor recreational pool area. Mr. Acuff stated that staff's recommendation for this project is to deny because it does not coincide with the master plan for West Chester Township.

After receiving that recommendation, the applicant requested to table this project to next month in hopes that they can reevaluate the project.

No Testimony in favor
No Testimony in opposition
No Neutral testimony

Motion was made to table **WCTZ 18-05** to next month by Mr. Lewis; motion was seconded by Mr. Brown. Motion carried 6-0.

AYES: Lewis, Brown, Cooney, Updike, Surber, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: **18.23**

PRELIMINARY PLATS

Carriage Hill (aka Winding Creek), Sections 19-22

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

Mr. Acuff introduced the preliminary plat as 81 lots on 61 acres that continue the development of the project. Sections 19 and 21 will have access from Millikin Road. There is no inside access with these two sections due to a stream and a gas line that run through those sections. Sections 20 and 22 will have all internal connections only.

Mr. Acuff reviewed extensive staff comments with the board, to include addressing the tapering path that has no specific endpoint. Staff would like to see that changed to reflect some sort of reasonable destination feature.

Subject to the staff report, staff recommends approval.

Mr. Lewis asked if the county had performed a traffic study on this project.

Mr. Acuff referenced Andy Juengling of Liberty Township, who replied that the traffic study would've been done by the state. He also said that the study was part of the original PUD planning. The lots and density were accounted for during the planning process.

Ms. Surber asked what staff meant when mentioning major modification of the PUD. Mr. Juengling explained that the original PUD planned for only one main entrance off Millikin Road. The newer proposal is showing two entrances onto Millikin Road. Liberty zoning requires that if a major entrance is added, it requires a major modification to the PUD that goes before the Zoning Commission and the Board of Trustees for approval.

Motion was made by Mr. Lewis to approve **Carriage Hill, Sections 19–22**; motion was seconded by Mr. Cooney. Motion carried 6-0.

AYES: Lewis, Cooney, Brown, Updike, Surber, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.24

Carriage Hill, Sections 19-22, Sidewalk Waiver

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

Mr. Acuff introduced the sidewalk waiver as a continuation of the already existing sidewalk plan for the Carriage Hill development. This includes allowing a wider path on one side of the street, rather than requiring a narrower sidewalk on both sides of the street. The previous sections of Carriage Hill follow the proposed waiver plan.

Motion was made by Mr. Brown to approve **Carriage Hill – Sidewalk Waiver**; motion was seconded by Ms. Updike. Motion carried 6-0.

AYES: Brown, Updike, Lewis, Surber, Cooney, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.25

FINAL PLATS

Shannon Ridge, Section One

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

Mr. Acuff introduced the final plat for the first section in a subdivision. Section One is made up of 24 lots on 25.5 acres. There are additional paths proposed with the plat that intertwine with the Township's trails system.

Mr. Acuff reviewed extensive comments with the board, but noted that most of the comments are minor edits because of the new subdivision regulations. Subject to those comments, staff recommends approval.

Motion was made to approve **Shannon Ridge, Section One** by Mr. Lewis; motion was seconded by Ms. Surber. Motion carried 6-0.

AYES: Lewis, Surber, Updike, Cooney Brown, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.26

Clawson Subdivision, Replat of Park Lot 5, Lots 6-7, and Part Lot 8

Section 3, Town 2, Range 3

Liberty Township

Mr. Acuff introduced the final plat for the location of old Liberty Township fire station. The proposal is to consolidate all the lots into a single one. The goal in mind is for self-storage, but that will have to come before the Township zoning board prior to development.

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

Ms. Surber asked if it would be typical if it was a more intensive use to require connection to public sewer. Mr. Acuff stated yes, but that at the current point, the only thing being done is a lot consolidation.

Motion was made to approve **Clawson Subdivision** by Ms. Surber; motion was seconded by Ms. Updike. Motion carried 6-0.

AYES: Surber, Updike, Lewis, Cooney, Brown, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.27

The Woods of West Chester Village, Phase A

Section 11, Town 2, Range 2

West Chester Township

Mr. Acuff introduced the final plat for multi-family attached condominium development. The plat calls for 53 new residential units on just under 8.5 acres. The property is accessed off internal roads, rather than SR 747. The lots will be developed as individual ownership lots, but they will still be attached residential units.

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

Mr. Jones asked how long ago this project was last before the Planning Commission. Mr. Acuff stated that there was a preliminary plat that came through sometime within the last 5 years, but that he is unsure of an exact date.

Motion was made to approve **The Woods of West Chester, Phase A** by Mr. Lewis; motion was seconded by Mr. Brown. Motion carried 6-0.

AYES: Lewis, Brown, Updike, Surber, Cooney, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.28

The Overlook, Phase 3A

*Section 3, Town 2, Range 2
West Chester Township*

Mr. Acuff introduced the final plat for an attached landownership unit that will comprise five new lots on just under half an acre.

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

Motion was made to approve **The Overlook, Phase 3A** by Mr. Cooney; motion was seconded by Mr. Lewis. Motion carried 6-0.

AYES: Cooney, Lewis, Updike, Surber, Brown, Jones
NAYES: None
ABSTAIN: None

RESOLUTION#: 18.29

Woeste Subdivision, Replat of Lots 3 & 4

*Section 15, Town 3, Range 2
West Chester Township*

Mr. Acuff introduced the final plat for the combination of two lots into a single lot. The new lot would be approximately 1.25 acres.

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

Motion was made to approve **Woeste Subdivision, Replat of Lots 3 & 4** by Mr. Brown; motion was seconded by Mr. Cooney. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.30

OTHER BUSINESS

Mr. Jones wanted to note, prior to adjournment, that he would like it noted the last time that the project had come before the Planning Commission.

Appoint David Fehr as the Butler County Planning Commission's representative, and Peter Z. "Zeb" Acuff as alternate, to the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) Intermodal Coordinating Committee (ICC) for fiscal year July 1, 2018 through June 30, 2019.

Motion was made by Mr. Lewis to Appoint David Fehr; motion was seconded by Ms. Updike. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.31

ADJOURNMENT

Mr. Lewis made a motion to adjourn, seconded by Mr. Cooney. Meeting adjourned.

Butler County Planning Commission
May 8, 2018 Meeting – *Continued*

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

May 8, 2018

Chair

Secretary