



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, November 13, 2018, 3:00 p.m.

ROLL CALL:

Present: Bruce Jones, *Chair*
Bernard “Buck” Rumpke, *Vice-Chair*
Kevin Cooney
Beth Surber
Amy Updike
Steven Brown

Absent: Dave Baker
Lonnie Lewis

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 October Meeting Minutes as submitted.
Mr. Cooney seconded the motion. Motion carried 4-0.

AYES: Brown, Cooney, Surber, Jones

NAYES: None

ABSTAIN: Updike

PRELIMINARY PLATS

The Retreat at Grace Meadows

5680 Tylersville Road

Section 36, Town 3, Range 2

West Chester Township

Mr. Acuff introduced this as a preliminary plat for a new subdivision with 42 lots on 24 acres. There will be no new access onto Tylersville Road.

Mr. Acuff reviewed the revised staff report, stating that many of the issues were fixed with an updated plat. Staff recommended approval with comments.

Mr. Rumpke arrived during the presentation of this plat.

Mr. Jones asked the applicant who would be the builder for these homes. Michael Kady, 3940 Olympic Boulevard, stated that Fischer Homes would be the builder.

Mr. Jones inquired as to prices of the homes in this subdivision. Gemma Maxwell, 3940 Olympic Boulevard, explained that the homes would match the MI Homes portion of Grace Meadows. Prices will be around \$450,000 average.

Mr. Jones asked about phases for construction. Mr. Kady stated that there would be two phases, starting from the north and working their way south. First phase is estimated to take approximately one year to complete.

Ms. Updike clarified that the subdivision will not empty out on Tylersville Road. Mr. Kady said that it is self-contained.

Mr. Cooney made a motion to approve **The Retreat at Grace Meadows**. Mr. Brown seconded this. Motion carries 5-0.

AYES: Cooney, Brown, Surber, Rumpke, Updike

NAYES: None

ABSTAIN: Jones

RESOLUTION#: 18.61

FINAL PLATS

Arbor Park, Section One

Yankee Road

Section 21, Town 3, Range 3,

Liberty Township

Mr. Acuff introduced this as 26 new lots on a little over 12.5 acres. The western portion of the property will be the first phase.

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

Ms. Surber made a motion to approve **Arbor Park, Section One** per staff comments. Motion was seconded by Mr. Rumpke. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.62

Turnbridge, Section Three, Block C

Watoga Drive

Section 33, Town 3, Range 3,

Liberty Township

Mr. Acuff introduced this as the final plat for the final section in Liberty Township. It is 43 lots total. The Watoga Drive connection will be completed during this phase.

Mr. Acuff reviewed staff comments and recommended approval with those comments.

Mr. Brown made a motion to approve **Turnbridge, Section Three, Block C** per staff comments. Motion was seconded by Mr. Cooney. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 18.63

REPLAT

Beckett Ridge, Replat of Lot 626

5899 Sawgrass Drive

Section 15, Town 3, Range 2,

West Chester Township

Mr. Acuff introduced this as a replat on a single lot. The change is to relocate a private drainage easement to install a pool. The old easement is a 25 easement across the backyard. The replat will relocate the easement to the west side of where the pool will be located.

Mr. Acuff reviewed limited staff comments and recommended approval.

Mr. Brown asked if there would need to be any excavating. Mr. Acuff stated that there would need to be some excavation.

Ms. Updike makes a motion to approve **Beckett Ridge, Replat of Lot 626**. Mr. Brown seconded this. Motion carries 5-0.

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

RESOLUTION#: 18.64

ADJOURNMENT

Mr. Rumpke made a motion to adjourn, seconded by Ms. Updike. 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

November 13, 2018

Chair

Secretary