



# Butler County Planning Commission

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

## Meeting Minutes

**MEETING:** Monday, November 15, 2021, 3:00 p.m.

**ROLL CALL:**

**Present:** Bruce Jones, *Chair*  
Kevin Cooney  
Lonnie Lewis  
Jeffrey Griffith  
Beth Surber

**Absent:** Dave Baker  
Bernard “Buck” Rumpke, *Vice-Chair*  
Amy Updike

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

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Mr. Jones called meeting to order with roll call at 3:11 p.m.

### **APPROVAL OF MEETING MINUTES**

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

**AYES:** Lewis, Jones, Griffith, Cooney, Surber

**NAYES:** None

**ABSTAIN:** None

### **ZONE CHANGES**

WCTZ 21-09, Highlands Market Square, C-PUD to SP-PUD  
*West Chester Township*

Mr. Acuff stated that the applicant has requested a continuance until next meeting.

Mr. Lewis made a motion to table to next meeting. Seconded by Mr. Jones. Motion carried 5-0.

**AYES:** Lewis, Jones, Cooney, Griffith, Surber

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 21.75

WCTZ 21-10, Thornton's Major Change to C-PUD  
*West Chester Township*

Mr. Acuff described this as property on Liberty Way across from VOA Park and east of the I-75 interchange. He stated that the original PUD showed a medical center and Lot 1 to be restaurant or retail and Lot 2 to be a hotel. Mr. Acuff stated this is the third time this year that we have considered this for Thornton's. Mr. Acuff stated the new proposed plan has rotated the building so it now faces Veteran's Blvd. and they added a drive-thru restaurant. He further stated that it appears they are creeping north past the lot boundary. Mr. Acuff reviewed staff comments and recommended denial of the zone change.

**Questions**

Mr. Jones asked if Thornton's owns the lot to the north. Mr. Acuff stated that he is not aware of them purchasing the lot, he believes that the overall developer still owns the property and would need to split the lot.

Ms. Surber asked if the building size increased. Mr. Acuff stated it has increased with the addition of the drive-thru. Ms. Surber asked if the parking stayed the same. Mr. Acuff stated that no they added parking to the north to accommodate the restaurant.

Mr. Cooney asked if the orientation of the building changed. Mr. Acuff stated that they rotated the building to better locate the tanks because of the prior comments. Mr. Cooney stated that the Thornton's with the restaurant and whatever can fit on the balance in exchange for just the Thornton's and a potential hotel. Mr. Acuff stated the original PUD did not allow a fueling station and is the reason for the major change to PUD zone change.

Mr. Lewis made a motion to deny WCTZ 21-10, Thornton's Major Change to C-PUD. Seconded by Mr. Griffith. Motion carries 5-0.

**AYES:** Lewis, Griffith, Jones, Cooney, Surber

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 21.76

## FINAL PLAT

### Schul Estates, Section Ten

*Section 18, Town 2, Range 2*

*Fairfield Township*

Mr. Acuff stated this is as 9 new lots on 6 acres in Fairfield Township off Vinnedge Rd. south of Hamilton-Mason Road.

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

Mr. Jones made a motion to approve **Schul Estates, Section Ten** subject to staff comments. Seconded by Mr. Cooney. Motion carries 5-0.

**AYES:** Jones, Cooney, Lewis, Griffith, Surber

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **21.77**

### Legacy Ridge, Section Two

*Section 36, Town 3, Range 2*

*West Chester Township*

Mr. Acuff stated that it is 20 lots on 12 acres just west of Grace Meadows on Tylersville Road.

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

### Questions

Mr. Jones asked about Lot OS-40. Mr. Acuff stated that this is an open space lot along with Lot OS-24. Mr. Jones stated that the community has concern with the look of Tylersville Road, that every bit of foliage gets removed that allows full view of the subdivisions from the street and it is not well received. Mr. Jones asked if the board had the ability to approve with conditions. Mr. Acuff stated that it is his understanding that at the preliminary plat stage the comments can be added and the final plat stage it is just an up or down on compliance with the subdivision regulations. Mr. Jones suggested that if they were given some time they may voluntarily submit a proposal and would like to afford them the opportunity to submit a landscaping proposal.

Mr. Lewis made a motion to table **Legacy Ridge, Section Two** to the next meeting. Seconded by Mr. Jones. Motion carried 4-0-1.

### Discussion

Ms. Surber asked if the Subdivision Standards require a buffer deeded to the HOA when the lots back to a main road. Mr. Acuff stated that there is no specific requirement for an open space lot or landscape buffer only requirements are for specific setback and no direct access to the major road. Ms. Surber asked if it has ever been considered as a standard. Mr. Acuff stated he is not aware of it ever being considered as a standard but has been up to the individual developers to do so.

Mr. Jones stated that for the record he was speaking about Lots 27 to 33.

**AYES:** Lewis, Jones, Griffith, Surber

**NAYES:** None

**ABSTAIN:** Cooney

**RESOLUTION#:** 21.78

### West Ridge

*Section 21, Town 3, Range 2*

*West Chester Township*

Mr. Acuff described this as 42 lots on 20 acres off Dimmick Road in West Chester Township.

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

Mr. Jones made a motion to approve the final plat **West Ridge** subject to staff comments. Seconded by Ms. Surber. Motion carries 4-0-1.

**AYES:** Jones, Surber, Lewis, Griffith

**NAYES:** None

**ABSTAIN:** Cooney

**RESOLUTION#:** 21.79

### Bel Haven, Section Three

*Section 5, Town 2, Range 2*

*West Chester Township*

Mr. Acuff described this as 41 lots on 12 acres off of Beckett Road in West Chester Township at Bel Haven this is in the rear, section three.

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

Mr. Jones made a motion to approve the final plat **Bel Haven, Section Three**, subject to staff comments. Seconded by Mr. Lewis. Motion carries 4-0-1.

**AYES:** Jones, Lewis, Griffith, Surber

**NAYES:** None

**ABSTAIN:** Cooney

**RESOLUTION#:** 21.80

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## SUBDIVISION REPLAT

### Windsor Pointe, Section One, Replat of Lots 8886-8890

*Section 25, Town 2, Range 3*

*Fairfield Township*

Mr. Acuff stated that this a replat of five lots, shifting interior lot lines from 26 feet to 28 feet. He stated that this is five attached unit townhouses and they are just shifting the interior lot lines.

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

Mr. Cooney made a motion to approve the replat of Windsor Pointe, Section One, Lots 8886-8890. Seconded by Mr. Lewis. Motion carried 5-0.

**AYES:** Cooney, Lewis, Jones, Griffith, Surber

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** 21.81

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## OTHER BUSINESS

Mr. Acuff stated that next years' meeting dates are in the packet.

Mr. Jones asked that everyone put the dates on their calendar and prioritize.

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## ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Lewis. Motion carries 5-0. Meeting adjourned 3:42 PM.

**AYES:** Jones, Lewis, Cooney, Griffith, Surber

**NAYES:** None

**ABSTAIN:** None

Butler County Planning Commission  
November 15, 2021 Meeting – *Continued*

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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 15, 2021

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Chair

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Secretary