



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, November 8, 2016, 3:00 p.m.

ROLL CALL:

Present: Kevin Cooney, Vice Chair
David Baker
Steven Brown
G. Coe Potter
Bernard "Buck" Rumpke (arrived late)
Beth Surber

Absent: Charles Bullington, Chair
Shirley Wiant

Staff Present: Peter Z. Acuff, Dept. of Development
David Fehr, Dept. of Development

Mr. Cooney called the meeting to order at 3:00 p.m.

APPROVAL OF MEETING MINUTES:

There were no Meeting Minutes to approve

ZONE CHANGES:

WCTZ16-01: MB Land Company / TID Property
A-1 to C-PUD
Liberty Way and Cox Road

Mr. Acuff reminded the Commission that this case was first discussed in June of this year. At that time, the applicant had requested additional time to work out details of the proposal prior to Planning Commission approval. Mr. Acuff showed the location of the project on an aerial photograph and described this site's relation to the larger MVG project to the north in Liberty Township. He highlighted staff comments and mentioned that a traffic report had been submitted to the BCEO the day before; BCEO has stated that they need 30 days to review the report.

Based on the receipt of the traffic study, Mr. Acuff revised Staff's recommendation to conditional approval, subject to approval of the traffic study and other staff comments.

Jose Castrejon from McGill Smith Punshon spoke on behalf of the applicant. He stated that he feels the proposal meets the intent of the Land Use Plan, and that the developer would work through any of the concerns of County staff.

Mr. Rumpke asked if both portions of the development (West Chester piece and the Liberty piece) would be constructed simultaneously. Mr. Castrejon stated that the intent is that both portions would work together, particularly with regard to roadway systems that have to be in place near the front end of the project.

Mr. Brown asked if the roundabout would be completed in the first phase of development. Mr. Castrejon replied that they would work with the County Engineer's office to determine the best order for development of the roadway system.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

Mr. Potter moved to recommend approval of WCTZ 16-01 MB Land Company, subject to the staff comments being revised to require review and approval of the traffic study. Ms. Surber seconded the motion. Motion approved 6-0.

AYES: Potter, Surber, Brown, Baker, Rumpke, Cooney

RESOLUTION#: 16.72

WCTZ 16-05 Rinck Farm

B-2 to M-2 District
Union Centre Boulevard and SR 747

Mr. Acuff showed an aerial image of the property and the proposed zone change location. He described the zoning history of the site: the owner previously petitioned for and received a zone change from industrial to business. The request is now to change the property back to improve the marketability of the site. Mr. Acuff highlighted staff comments and stated staff does recommend approval subject to staff comments, including utility and traffic concerns.

Ms. Surber asked if a development plan was in place for the site. Mr. Acuff replied that he had not seen one. Ms. Surber stated a concern that changing the zoning doesn't always facilitate development and that, this being a largely commercial corridor, a future buyer may construct a use that is not in character with the area.

Tim Dawson, West Chester Township planner, stated that the intended zone change is consistent with the Township's land use plan for the area. There would be a buffer of agricultural land to the north. He mentioned that the applicant did state to the Township that they would be marketing the property for warehouse/distribution use, but no specific site plans had been submitted for review.

Mr. Fehr mentioned that there was already vacant B-2 zoned property along this corridor and that an industrial zoning could lead to increased employment. At this time, the Township and County probably would not need additional business-zoned land in this area. Ms. Surber said that she agreed with the presence of vacant land, but that without a specific plan in place, it doesn't make a lot of sense to move the land to a more intensive use class.

TESTIMONY IN FAVOR OF: None

TESTIMONY IN OPPOSITION OF: None

NEUTRAL TESTIMONY: None

Mr. Rumpke moved to recommend approval of WCTZ 16-05, Rinck Farm, subject to staff comments. Mr. Brown seconded the motion. Motion approved 5 – 1.

AYES: Rumpke, Brown, Baker, Potter, Cooney

NAYS: Surber

RESOLUTION#: 16.73

[WCTZ 16-06: Mercedes Benz of West Chester was withdrawn by the applicant immediately prior to the meeting. There was no discussion of this case.]

PRELIMINARY PLATS:

Windsor Estates – Renewal of Preliminary Plat

Sections 34 & 38, Town 3, Range 3

Liberty Township

Mr. Acuff described the location of Windsor Estates and said that the current preliminary plat was approved in 2011 for a period of five years. The applicant has submitted the remainder of the property that has not yet been developed for renewal as a preliminary plat. The overall layout is not proposed to change from the original approval. With the exception a suggested road name change, staff has no substantive comments and recommends approval.

Mr. Brown made a motion to approve the renewal of the preliminary plat for Windsor Estates, subject to staff comments. Mr. Baker seconded the motion. Motion carried 6 – 0.

AYES: Brown, Baker, Potter, Surber, Rumpke, Cooney

RESOLUTION#: 16.74

FINAL PLATS:

Vista Verde, Section One, Block B

Section 9, Town 2, Range 3
Liberty Township

Mr. Acuff presented details on this subdivision on Millikin Road, showed a plat map of the area, and highlighted staff comments. Mr. Acuff said staff does recommend approval, subject to the requirements outlined in the staff report.

Mr. Fehr mentioned that the original proposal for this development showed all traffic using an existing subdivision street. Through negotiations with three adjacent landowners, the developer was able to create a dedicated street entrance directly from Millikin Road – this should result in a better project overall.

Mr. Potter made a motion to approve the final plat of Vista Verde, Section One, Block B, subject to staff comments. Mr. Rumpke seconded the motion. Motion carried 6 – 0.

AYES: Potter, Rumpke, Surber, Baker, Brown, Cooney

RESOLUTION: 16.75

Turnbridge, Section Two, Block B

Section 33, Town 3, Range 3
Liberty Township

Mr. Acuff gave details on the 11 lots on 4 acres in this next section of the Turnbridge subdivision and showed an aerial image of the property. The roadway to service these lots has already been built, so no new roadway is being dedicated with this plat. Staff comments are based on a revised plan submitted by the applicant; subject to those comments, staff recommends approval of the final plat.

Ms. Surber made a motion to approve the final plat for Turnbridge, Section Two, Block B, subject to staff comments. Mr. Brown seconded the motion. Motion carried 6 – 0.

AYES: Surber, Brown, Baker, Potter, Rumpke, Cooney

RESOLUTION: 16.76

Menards Crossings of Fairfield Township, Replat of Lot 9157

Section 25, Town 2, Range 3

Fairfield Township

Mr. Acuff said this is a proposal for three new commercial lots in front of Menards on Princeton Road. He said that staff has no comments on the plat and recommends approval.

Mr. Brown made a motion to approve the plat of Menards Crossings of Fairfield Township, Replat of Lot 9157. Mr. Baker seconded the motion. Motion carried 6 – 0.

AYES: Brown, Baker, Potter, Surber, Rumpke, Cooney

RESOLUTION#: 16.77

ADJOURNMENT

Mr. Potter made a motion to adjourn seconded by Mr. Baker. All in favor. 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 8, 2016

Chair

Secretary