



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, October 12, 2021, 3:00 p.m.

ROLL CALL:

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

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 3:00 p.m.

Mr. Jones recognized Jeffrey Griffith as new member of the board.

APPROVAL OF MEETING MINUTES

Mr. Rumpke made a motion to approve the September 14, 2021 Meeting Minutes. Mr. Lewis seconded the motion. Motion carried 4-0-1.

AYES: Rumpke, Lewis, Updike, Jones

NAYES: None

ABSTAIN: Griffith

ZONE CHANGES

WCTZ 21-08, West Chester Trade Center, Buildings 10 & 11, A-1 & B-2 to M-2
West Chester Township

Mr. Acuff described this as a zone change for the SW corner of Princeton-Glendale Road (SR 747) and Union Center Blvd. He further stated that changing the zoning is consistent with the land use plan.

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

Questions and Comments:

Mr. Jones stated to let the records reflect that Commissioner Cooney arrived during staff presentation.

Mr. Jones asked about the AZD-4 Airport Zoning District in the staff comments about discouraging water fowl. Mr. Jones stated that the best way to discourage water fowl would be to not have retention ponds. Mr. Acuff stated that the way this property drains it would have to have retention ponds. Mr. Acuff stated that this would not be an exception, that there are others in the same development in the area, but since it is in the airport approach zone it must be pointed out. Mr. Jones stated that he does not recall this ever coming up in the staff comments before. Mr. Acuff stated that it is an item that has been brought to the attention of staff in the last few months but it has been in place for at least a couple of decades.

Mr. Jones asked who the property owner is. Mr. Acuff stated it is owned by Casinelli's Glendale Nurseries and is being developed by NorthPoint Development.

Mr. Rumpke stated that they would be raising platforms to build and making retention basins instead of detention basins.

Mr. Jones stated that with regard to the Airport Zone it is at least a mile away.

Applicant:

Matt Gaston
NorthPoint Development
7210 Ohio Avenue
Cincinnati, Ohio

Mr. Gaston stated that he can speak of the water fowl issue and stated they do not want the water fowl either and have put wires across all of their ponds to discourage water fowl but certain groups come out and have cut them multiple times.

Mr. Gaston presented the plan for the development to the board stating that this would be the final phase of the West Chester Trade Center and that buildings 1-7 are complete and 96% leased, with 1,070 jobs currently and that buildings 8 and 9 are under construction with building 8 50% leased and there is still a need for this development with buildings 10 and 11 it would be about 600,000 sf. Mr. Gaston stated that after speaking with the county engineers they will be adding a right turn lane. Mr. Gaston further stated that they have submitted the FEMA application.

Questions and Comments:

Mr. Jones asked what the speed limit is in front of the entrance. Mr. Gaston replied that it is 45 MPH.

Mr. Rumpke asked what the requirement is for parking. Mr. Gaston replied that they try to have one space per every 1000 sf of building.

Mr. Jones asked how much of buildings 8 and 9 is committed. Mr. Gaston stated that so far they have half of 8 and really close to all of 9.

Testimony in favor: None

Testimony in opposition: None

Neutral testimony: None

Mr. Rumpke made a motion to recommend approval of **WCTZ 21-08, West Chester Trade Center, Buildings 10 & 11, A-1 & B-2 to M-2** subject to staff comments.

Seconded by Ms. Updike. Motion carried 5-1-0.

AYES Rumpke, Updike, Lewis, Cooney, Griffith

NAYES: Jones

ABSTAIN: None

RESOLUTION#: **21.73**

FINAL PLAT

Windsor Pointe, Section Two

Section 25, Town 2, Range 3

Fairfield Township

Mr. Acuff stated this is a continuation of the townhouse type development on Princeton Road east of Hampshire Drive and adjacent to Rose Hill Cemetery.

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

Mr. Lewis made a motion to approve **Windsor Pointe, Section Two** subject to staff comments. Seconded by Mr. Cooney. Motion carries 6-0.

AYES: Lewis, Cooney, Rumpke, Jones, Griffith, Updike

NAYES: None

ABSTAIN: None

RESOLUTION#: **21.74**

OTHER BUSINESS

Mr. Lewis welcomed new member Jeff Griffith to the Board.

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Rumpke. Motion carries 6-0. Meeting adjourned 3:25 PM.

AYES: Jones, Rumpke, Lewis, Cooney, Updike, Griffith

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
October 12, 2021

Chair

Secretary