



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, October 10, 2017, 3:00 p.m.

ROLL CALL:

Present: Beth Surber, Chair
Dave Baker
Steve Brown
Bruce Jones
G. Coe Potter
Bernard "Buck" Rumpke

Absent: Kevin Cooney, Vice-Chair

Staff Present: Peter Z. Acuff, Dept. of Development
Kimberly Lee

Ms. Surber called the meeting to order with roll call at 3:04 p.m.

APPROVAL OF MEETING MINUTES:

Mr. Rumpke made a motion to approve the **October 11, 2016** Meeting Minutes submitted. Mr. Potter seconded the motion. Motion carried.

AYES: Rumpke, Potter, Baker, Brown, Surber

NAYES: None

ABSTAIN: Jones

Ms. Surber made a motion to approve the **September 12, 2017** Meeting Minutes submitted. Mr. Jones seconded the motion. Motion carried.

AYES: Surber, Jones, Potter, Baker, Rumpke

NAYES: None

ABSTAIN: Brown

ZONE CHANGES:

LTZ 17-07 Shannon Ridge, RA-1 to R-PUD

Section 33, Town 3, Range 3
Liberty Township

Mr. Acuff introduced zone change RA-1 to R-PUD. Mr. Acuff reviewed the aerial image of the area and staff comments.

Staff recommends approval of zone change, subject to staff comments.

Applicant Presentation

Mr. David Wittekind (*representing applicant*)
In-Line Development
8033 Jeanne's Creek Lane
West Chester, Ohio 45069

Mr. Wittekind states they are pretty well in agreement with all of the comments with the exception of a couple items as it relates to the sidewalks. Mr. Wittekind states they have no problem extending the sidewalks and further to stated they would be extending the sidewalks to six feet vs. five feet.

Questions:

1. Mr. Rumpke asked what is the proposed width of the sidewalk when it's one sidewalk.
 - a. Mr. Wittekind states it is six feet.
2. Ms. Surber asked if it's one on each side.
 - a. Mr. Wittekind states four feet and if needs to extended they would work it out with the County Engineers.
3. Mr. Jones asked are they able to address item #1 on the staff comments.
 - a. Yes, Mr. Wittekind states they are actually working with the Township as they hope to provide additional facilities. They will not be near the bridge and the path can be moved a little to the west. There is potential for a future driveway.
4. Ms. Surber asked what do you get with R-PUD that you don't get with RA-1.
 - a. RA-1 ask for a wider lot and a lot more acreage. R-PUD is a more compatible lot size for this design.
5. Mr. Rumpke asked what if the side lot easement is at 10%.
 - a. Mr. Wittekind states not it's a total of 20 ft.

6. Mr. Rumpke asked what is the average cost?
 - a. Mr. Wittekind states \$400,000.00.
7. Mr. Potter asked Mr. Wittekind to reiterate their preference for the sidewalk vs. staff suggestions.
 - a. Mr. Wittekind states that previous history in other subdivisions show that people enjoy having a gathering place the park like pockets.
8. Mr. Baker asked if individuals would need to walk in the street in order to get to the walking path.
 - a. Mr. Wittekind states no they would just need to cross the street if they have no sidewalk.

No Testimony in favor of
No Testimony in opposition
No Neutral testimony

Motion was made to approve **LTZ 17-07 Shannon Ridge** per staff comments by Mr. Brown; motion was seconded by Mr. Rumpke. Motion carried 5-1.

AYES: Brown, Rumpke, Baker, Surber, Jones
NAYES: Potter
ABSTAIN: None

RESOLUTION#: 17.61

FTZ 17-01 Timberhill, A-1 to R-PUD
Section 15, Town 2, Range 3
Fairfield Township

Mr. Acuff reviewed the aerial map. Looking at area south of Camp Timberhill and east of Rentschler Estates.

Mr. Acuff reviewed Staff comments, highlighting an issue with comment #8 regarding the proposed panhandle lots.

Applicant Presentation

Mr. Brad Austin (M/I Homes)

Mr. Austin states he is in agreement with staff comments, and has no problem public park will benefit County and residents. The open space will be a park with bike path, playground equipment, seating, possible fishing lake.

Mr. Matt Latham, Metroparks of Butler County, spoke about the proposed flag lots (can't dedicate additional right-of-way due to Federal restrictions on the park land) and suggested access to the park area to the west (not desired so as to keep access points to a minimum).

Ms. Etta Reed, Bayer Becker Engineers, noted that a pedestrian connection to the existing Line Hill Mound park area would be possible by using sidewalks in adjacent Rentschler Estates development.

Testimony in favor:

Mr. Latham, Metroparks of Butler County, spoke again about the future plans for Rentschler Metropark. He has no objection to striking comments 8 (flag lots ROW) and 12 (pedestrian access to west) from the approval.

Testimony in opposition

Ms. Debbie Thomas, 5731 Greenlawn, and her neighbor raised concerns about regional stormwater issues in their neighborhood, which is across the street from the proposed Timberhill development.

No Neutral Comments

Motion was made by Mr. Potter to approve **FTZ 17-01 Timberhill**, per staff comments less items #8 and #12; motion was seconded by Mr. Brown. Motion carried 3-1 with two abstentions.

AYES: Potter, Brown, Surber

NAYES: Jones

ABSTAIN: Baker, Rumpke

RESOLUTION#: 17.62

PRELIMINARY PLATS: None

FINAL PLATS

Carriage Hill, Section Seventeen

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff showed aerial view of lots and also referred to map included in packet. Mr. Acuff reviewed staff comments and recommends approval subject to comments.

No comments/questions

Ms. Surber made the motion to approve **Carriage Hill, Section Seventeen**, seconded by, Mr. Brown. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 17.63

Windsor Estates, Section Six

Section 34, Town 3, Range 3

Liberty Township

Mr. Acuff showed aerial map of property, and reviewed the staff comments.

No comments/questions

Mr. Brown made a motion to approve **Windsor Estates, Section Six** Mr. Baker Seconded the motion. Motion carried 6-0.

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

NAYES: None

ABSTAIN: None

RESOLUTION#: 17.64

Treillage, Replat of Lots 8, 33, 68, 69, 72, 75, 138-140

Section 12, Town 2, Range 2

West Chester Township

Mr. Acuff showed aerial map of property, and reviewed the staff comments.

No comments/questions

Ms. Surber made a motion to approve **Treillage, Replat of Lots 8, 33, 68, 69, 72, 75, 138-140**

Mr. Jones Seconded the motion. Motion carried 6-0.

AYES: Baker, Jones, Brown, Potter, Surber

NAYES: None

ABSTAIN: Rumpke

RESOLUTION#: 17.65

ADJOURNMENT

Ms. Surber made a motion to adjourn seconded by Mr. Baker. 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

October 10, 2017

Chair

Secretary