



Butler County Planning Commission

Administration Building, 6th Floor Conference Room
130 High Street, Hamilton, Ohio

Meeting Minutes

MEETING: Tuesday, September 13, 2022, 3:00 p.m.

ROLL CALL:

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

Absent: Kevin Cooney
Beth Surber

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

Mr. Jones called meeting to order with roll call at 3:04 p.m.

Mr. Jones acknowledged and welcomed Commissioner Rogers.

APPROVAL OF MEETING MINUTES

Mr. Jones made a motion to approve the August 9, 2022 Meeting Minutes. Mr. Rumpke seconded the motion. Motion carried 4-0-1.

AYES: Jones, Rumpke, Lewis, Updike

NAYES: None

ABSTAIN: Griffith

ZONE CHANGE

WCTZ 22-04, Anderson Farm, RA-1 to R-PUD *West Chester Township*

Mr. Acuff described this as a three and a half acre parcel on Tylersville Road, six lots with a new private road with access directly across from Top Ridge Drive. Mr. Acuff further stated that the zoning allows 2.9 density, and that this would be a density of 1.69.

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

Questions/Comments:

Mr. Rumpke asked if the four houses along Tylersville Road will have driveway access to Tylersville. Mr. Acuff stated that they would not have driveway to Tylersville.

Mr. Rumpke asked if there is mounding or separation buffer between houses and Tylersville Road. Mr. Acuff stated that nothing other than a 50' setback is shown.

Mr. Rumpke asked if a sidewalk would be required on Tylersville Road. Mr. Acuff stated that he suspects that there are no sidewalks to connect to, and expects they would probably be asking for a waiver for sidewalks.

Mr. Rumpke asked if there was a concern about storm water to the back going into open land. Mr. Acuff stated that yes there is a concern but regulations are in place and the retention basins must be sufficient.

Applicant:

Chris Pernice, Owner Monarch Homes
726 E Main St, Suite F107
Lebanon, Ohio 45036

Josh Liles, PE
APEX Engineering & Surveying
1068 N University Blvd
Middletown, Ohio 45042

Mr. Liles stated that they would like to address some of the questions posed. He further stated that the retention ponds are catching less than two acres so should be sufficient.

Mr. Pernice stated that the homes along Tylersville Road will face Tylersville Road but driveways will be off of the private drive.

Mr. Liles stated that there is a T-Turnaround for fire protection and a sidewalk would be constructed if needed, but most likely would request a waiver.

Questions/Comments:

Mr. Jones asked where the fire hydrant was located. Mr. Liles stated that it is currently at the intersection across Tylersville Road but will make sure that it is sufficient for the fire department.

Mr. Griffith asked how wide the private drive is. Mr. Liles stated that it is 20' wide.

Mr. Rumpke made a motion to approve WCTZ 22-04, Anderson Farm, RA-1 to R-PUD, subject to staff comments. Second by Ms. Updike. Motion carried 5-0.

AYES: Rumpke, Updike, Lewis, Griffith, Jones

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.53**

SUBDIVISION FINAL PUD

Venice Crossing, Section 4

Ross Township

Mr. Acuff stated that this is the next section of Venice Crossing that originally was proposed to be six of the 4-plex buildings, however it was discovered that there is higher demand for patio homes and that this change reduces the density.

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

Mr. Jones made a motion to approve the final PUD for Venice Crossing, Section 4.

Mr. Lewis seconded. Motion carries 5-0.

AYES: Jones, Lewis, Rumpke, Updike, Griffith

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.54**

SUBDIVISION FINAL PLAT

Venice Crossing, Section 4

Ross Township

Mr. Acuff stated that this is the final plat for the PUD just presented. He stated that it will be 15 residential lots for patio homes on almost six acres.

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

Questions/Comments:

Mr. Rumpke asked if the squares on the plat are the lots that will be owned. Mr. Acuff stated that yes those would be the lots owned.

Mr. Lewis asked if there is one or two houses on the lot. Mr. Acuff stated only one house per lot.

Mr. Lewis made a motion to approve the final plat for **Venice Crossing, Section 4** subject to staff comments. Mr. Rumpke seconded. Motion carries 5-0.

AYES: Lewis, Rumpke, Updike, Jones, Griffith

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.55**

Honerlaw Estates, Phase Two
West Chester Township

Mr. Acuff stated this is 20 lots on 10.97 acres with a connection to Stone Drive.

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

Mr. Jones made a motion to approve **Honerlaw Estates, Phase Two**, subject to staff comments. Mr. Lewis seconded. Motion carries 5-0.

AYES: Jones, Lewis, Rumpke, Updike, Griffith

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.56**

Honerlaw Estates, Phase Three
West Chester Township

Mr. Acuff stated that this is 36 lots on 12.6 acres in the north section of the development.

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

Mr. Rumpke made a motion to approve **Honerlaw Estates, Phase Three**, subject to staff comments. Mr. Lewis seconded. Motion carries 5-0.

AYES: Rumpke, Lewis, Updike, Jones, Griffith

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.57**

SUBDIVISION REPLAT

Tyler's Vista, Replat of Lot 30 *West Chester Township*

Mr. Acuff stated that this is a single lot on north side of Tyler's Vista, west of SR-747. This request is to change the location of HOA drainage easement to allow greater building area presumably.

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

Questions

Mr. Rumpke asked if it is a drainage easement with a grass swale. Mr. Acuff stated that he has not seen, but knows there is no pipe present.

Mr. Lewis made a motion to approve **Tyler's Vista, Replat of Lot 30**. Ms. Updike seconded. Motion carries 5-0.

AYES: Lewis, Updike, Rumpke, Jones, Griffith

NAYES: None

ABSTAIN: None

RESOLUTION#: **22.58**

ADJOURNMENT

Mr. Jones made a motion to adjourn, seconded by Mr. Rumpke. Motion carries 5-0. Meeting adjourned 3:35 PM.

AYES: Jones, Rumpke, Lewis, 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
September 13, 2022

Chair

Secretary