



# Butler County Planning Commission

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

## Meeting Minutes

**MEETING:** Tuesday, September 10, 2019, 3:00 p.m.

**ROLL CALL:**

**Present:** Bruce Jones, *Chair*  
Bernard “Buck” Rumpke, *Vice-Chair*  
Dave Baker  
Amy Updike  
Steven Brown  
Beth Surber (arrived at 3:10 pm)  
Kevin Cooney

**Absent:** Lonnie Lewis

**Staff Present:** Peter Z. Acuff, Dept. of Development  
Stephanie Foley, Administrative Secretary

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Mr. Jones called the meeting to order with roll call at 3:00 p.m.

### **APPROVAL OF MEETING MINUTES**

Mr. Brown made a motion to approve the August Meeting Minutes as submitted. Mr. Rumpke seconded the motion. Motion carried 5-0.

**AYES:** Brown, Rumpke, Updike, Baker, Jones

**NAYES:** None

**ABSTAIN:** Cooney

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## **ZONE CHANGES**

### **WCTZ 19-05 PLAS Industrial Park, B-2 to M-1**

*10132 Business Center Way  
Section 2, Town 2, Range 2  
West Chester Township*

Mr. Acuff introduced this as a request for zoning change for an existing industrial site. The site currently has buildings on it and the front area is parking. The majority of the site is zoned B-2, but there is split zoning on the property. The township land use plan calls for office, light industrial or retail. The site is actually 2 parcels, 16 and 17. Parcel 17 and a small corner of 16 are already zoned M-1, and the request is to consolidate zoning into the M-1 zoning.

Mr. Acuff reviewed staff comments and recommended approval per those comments.

*Testimony in favor:* Jonathan Wochoer, planner with McBride Dale Clarion, is representing Cosman Development, which owns the property. The building was originally a Sam's Club building, but has since transitioned into several other things. It is currently used as an auction house for motorcycles and other sports vehicles. Cosman stated that there is a lease expiration that is anticipated, and the property will become vacant. Across the street in Springdale, there are substantial distribution activities going on, so the applicant does not believe that the zone change would alter the characteristic of the area in any way.

*Testimony in opposition:* None

*Neutral testimony:* None

Mr. Rumpke made a motion to approve **WCTZ 19-05 PLAS Industrial Park, B-2 to M-1**. Mr. Brown seconded this. Motion carries 6-0.

Ms. Surber arrived at the meeting after the Motion and Second had been made, and abstained from voting.

**AYES:** Rumpke, Brown, Updike, Baker, Jones  
**NAYES:** None  
**ABSTAIN:** Surber

**RESOLUTION#: 19.65**

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## FINAL PLATS

### **Fieldstone Farms, Section One, Block B**

*Section 15, Town 3, Range 3*

*Liberty Township*

Mr. Acuff described this as the next section of single family homes at Fieldstone Farms. There will be 19 new lots on 4.6 acres. The plat consists of the lots, and 3 stub streets moving north, east and west from the section below.

Mr. Brown made a motion to approve **Fieldstone Farms, Section One, Block B**. Ms. Surber seconded this. Motion carries 7-0.

**AYES:** Brown, Surber, Updike, Rumpke, Baker, Cooney, Jones

**NAYES:** None

**ABSTAIN:** None

**RESOLUTION#:** **19.660**

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## ADJOURNMENT

Mr. Rumpke made a motion to adjourn, seconded by Mr. Cooney. 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

September 10, 2019

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Chair

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Secretary