



Butler County Planning Commission

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

Meeting Minutes

MEETING: Tuesday, April 12, 2016, 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair
David Baker
Steven Brown
G. Coe Potter
Bernard "Buck" Rumpke, arrived after roll call
Beth Surber
Shirley Wiant

Absent: Kevin Cooney, Vice Chair

Staff Present: Peter Z. Acuff, Dept. of Development
Lee Margraf, Dept. of Development
Eric Pottenger, Butler County Engineers Office

Meeting opened at 3:00 p.m.

APPROVAL OF MEETING MINUTES:

Ms. Wiant made a motion to approve the March 8, 2016, draft Meeting Minutes as submitted.
Mr. Potter seconded the motion. Motion approved.

AYES: Wiant, Potter, Baker, Surber, Bullington

NAYES: None

ABSTAIN: Brown

ZONE CHANGES:

LTZ16-03: Bethany Station

Wyandot Lane
B-2 to B-PUD
Liberty Township

Mr. Acuff introduced the case and showed an aerial image of the subject property. He noted that the majority of the area is already zoned B-PUD, but one portion on Wyandot Lane is proposed to be changed from B-2 to B-PUD. The overall development would include four buildings for office/retail/restaurant use.

Mr. Acuff directed the commissioners' attention to staff comments, noting that most of the comments pertained to traffic and circulation concerns.

Chris Romano (424 Reading Road, Mason, Ohio, 45040), representing the applicant, read prepared remarks, which were distributed to the commissioners. Mr. Romano described the history of the site and character of the proposed development.

Mr. Bullington asked about the adequacy of parking area provided. Mr. Romano replied that the development contains nearly 500 parking spaces and provides more parking than would be typical for a project of this size.

Mr. Rumpke asked for the total square footage of the buildings in the proposed development area. Mr. Romano replied that the total area was 85,000 square feet.

Mr. Bullington called for public comments – none heard.

Mr. Brown moved to accept LTZ 16-03, Bethany Station, subject to staff comments. Mr. Rumpke seconded the motion. Motion passed unanimously.

AYES: Brown, Rumpke, Baker, Potter, Surber, Wiant, Bullington

NAYES: None

RESOLUTION#: 16.13

PRELIMINARY PLATS:

Lexie's Place

Section 24, Town 3 Range 2
West Chester Township

Mr. Acuff showed an aerial image of the 5.5 acre parcel on the west side of Cincinnati-Dayton Road, between Hamilton Mason Road and the railroad underpass. Ten buildable lots and two open space parcels are proposed. Staff comments include the need for right-of-way dedication, proper depiction of sidewalks and curb ramps, preliminary drainage report, and an off-site sanitary sewer easement. Subject to staff comments, County staff recommends approval.

Ms. Surber questioned whether, with the setbacks required, Lot 10 had sufficient buildable area. Joseph Allen, 3400 Werk Road, Cincinnati, on behalf of developer George McFarren, replied that they were aware of the limitations on Lot 10 but felt confident that they could design a nice-sized house for the lot.

Ms. Surber moved to approve the preliminary plat for Lexie's Place, subject to staff comments. Mr. Potter seconded the motion. Motion carried.

AYES: Surber, Potter, Brown, Baker, Wiant, Rumpke, Bullington

NAYES: None

RESOLUTION#: 16.14

Crossings of Beckett

Section 5, Town 2 Range 2
West Chester Township

Mr. Acuff showed the 37-acre site at the corner of Tylersville Road and SR 747. Ten commercial lots are proposed across two development phases. Main access to the site will be a new traffic signal at the southwest corner of the site, in conjunction with the Tri-Health property to the south. Mr. Acuff presented the staff comments and noted that staff recommends approval of the plat.

Mr. Brown asked for clarification regarding southbound traffic leaving the site. Mr. Bob Garlock from Bayer Becker noted that the northern access along SR 747 would allow for incoming traffic from both directions, but only a right turn out onto northbound 747, per the approved traffic impact study.

Ms. Surber made a motion to approve the preliminary plat for Crossings of Beckett, subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Surber, Wiant, Brown, Baker, Potter, Rumpke, Bullington

NAYES: None

RESOLUTION#: 16.15

Winding Creek/Carriage Hill, Section Thirteen

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff showed an aerial image of the property and noted that Section 13 involves an extension of Coach Light Circle and the development of 16 residential lots on just over four acres. He noted that final PUD approval is still required from Liberty Township and that no parking signage needs to be installed along the western side of the road.

Mr. Brown made a motion to approve the preliminary plat for Carriage Hill, Section Thirteen, subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Brown, Wiant, Baker, Potter, Surber, Rumpke, Bullington

NAYES: None

RESOLUTION#: 16.16

Request for Sidewalk Waiver

Winding Creek/Carriage Hill, Section Thirteen

Section 2, Town 2, Range 3

Liberty Township

Mr. Acuff noted that this is the standard style for Carriage Hill sidewalk – six foot (6') sidewalks on one (1) side of the street only connecting into the pedestrian network established in previous sections of the development.

Mr. Rumpke moved to approve the request for a sidewalk waiver for Winding Creek/Carriage Hill, Section Thirteen, as presented. Mr. Brown seconded the motion. Motion carried.

AYES: Rumpke, Brown, Baker, Potter, Surber, Wiant, Bullington

NAYES: None

RESOLUTION#: 16.17

FINAL PLATS:

Treillage, Replat of Lots 79, 165, and 166

Section 12, Town 2, Range 2

West Chester Township

Mr. Acuff noted that this replat intends to reconfigure three lots, one containing an existing house, into one house lot and one open space lot. Subject to the addition of some notes on the plat and other minor comments in the staff report, County staff recommends approval of the replat.

Mr. Rumpke asked about the “bubble lots” shown within the open space area; Mr. Acuff explained the history of Treillage and how house lots were configured.

Ms. Surber asked if the property owners intended to add on to the existing house; Mr. Acuff replied that he did not know what the owners planned to do with the larger lot.

Mr. Rumpke made a motion to approve the replat for lots 79, 165, and 166 of Treillage, subject to staff comments. Mr. Baker seconded the motion. Motion carried.

AYES: Rumpke, Baker, Brown, Potter, Surber, Wiant, Bullington

NAYES: None

RESOLUTION#: 16-18

North Pointe at Union Centre, Replat of Lot 3

Section 27, Town 3, Range 2

West Chester Township

Mr. Acuff described the location of the property along Cincinnati-Dayton Road and said the proposed replat is a split of one existing parcel into two parcels, each containing an existing office building. Staff comments include clarifying maintenance of utilities and parking areas that exist across the proposed new parcel boundary.

Mr. Brown asked if the parking between the buildings would need to be eliminated. Mr. Acuff replied that it was dependent on the agreements put in place between the future property owners.

Ms. Surber made a motion to approve the replat for North Pointe at Union Centre, Replat of Lot 3, subject to staff comments. Mr. Rumpke seconded the motion. Motion carried.

AYES: Surber, Rumpke, Brown, Baker, Potter, Wiant, Bullington

NAYES: None

RESOLUTION#: 16 - 19

Woodland Hills, Section Two, Replat of Lots 4–7

Section 3, Town 2, Range 2

West Chester Township

Mr. Acuff stated that this is a consolidation plat for four parcels at the former location of the White House Restaurant along Muhlhauser Road. This replat is an intermediate step in redevelopment of the site to residential condominiums. Staff recommends approval, subject to the staff comments provided to the Planning Commission.

Mr. Brown made a motion to approve the replat for Woodland Hills, Section Two, Replat of Lots 4 through 7, subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Brown, Wiant, Baker, Potter, Surber, Rumpke, Bullington

NAYES: None

RESOLUTION#: 16.20

Turnbridge, Replat of Lot 32

Section 33, Town 3, Range 3

Liberty Township

Mr. Acuff showed the proposed replat and stated that no lot boundaries are being changed; rather the replat is to reduce the size of a landscape easement at the northwest corner of the lot. The only staff comments are to comply with Township regulations for setback of any future signage on the site and to renumber the lot to 47 instead of 32-A.

Mr. Potter made a motion to approve the replat Lot 32 of the Turnbridge subdivision, subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Brown, Baker, Surber, Rumpke, Bullington

NAYES: None

RESOLUTION#: 16.21

OTHER BUSINESS:

Fairfield Township Vision Plan – Consideration for Adoption

Mr. Acuff reminded the Commissioners that they had informally reviewed the Fairfield Township Vision Plan a couple months prior; no comments were offered by the Commission at that time. The only portion of the Plan that has changed in the intervening months is the removal of a text box on Page 19 addressing transportation improvements coordination with the County Engineer's office.

Ms. Surber made a motion to adopt the Fairfield Township Vision Plan as part of the Butler County Land Use Plan. Mr. Baker seconded the nomination.

AYES: Surber, Baker, Brown, Potter, Wiant, Rumpke, Bullington

NAYES: None

RESOLUTION#: 16.22

ADJOURNMENT

Ms. Wiant made a motion to adjourn seconded by Mr. Potter. 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
April 12, 2016

Chair

Secretary