



BUTLER COUNTY PLANNING COMMISSION
Butler County Administrative Center
315 High Street, Conference Room #1
Hamilton, Ohio
MEETING MINUTES

MEETING: Tuesday, February 11, 2014, 3:00 p.m.

ROLL CALL: Charles Bullington, Chair
Kevin Cooney, Vice-Chair
Steven Brown
G. Coe Potter
Shirley Wiant
Beth Surber

Absent: Dave Baker

Staff Present: Peter Z. Acuff, Dept. of Development
David Fehr, Dept. of Development
Constance Kepner, Water & Sewer
Lee Margraf, Dept. of Development

APPROVAL OF MINUTES:

January 14, 2014 Meeting Minutes

Ms. Wiant made a motion to approve the January 14, 2014 Meeting Minutes as submitted. Mr. Potter seconded the motion. Motion carried.

AYES: Wiant, Potter, Brown, Cooney, Surber, Bullington

ZONE CHANGES:

RZC 14-01

Ross Trails/Brown Farm
A-1 and R-2 to R-PUD
Section 28, Town 3, Range 2
Ross Township

Mr. Acuff said this is a zone change for 96 acres down on Layhigh Road and the majority of this is zoned A-1 with the southern portion being R-2. The applicant is looking to rezone this and the Preliminary development plan in the Planning Commission packets calls for single family housing west of the creek and towards the east would be patio homes in this area (pointed to on map) and four-plex residential units up here (pointed to on map).

Mr. Acuff said County staff reviewed this and gave comments to the applicant to review. The Applicants responded by email requesting to postpone consideration of this zone change until they have a chance to address the concerns so staff's recommendation is to postpone this until we hear back from the applicant.

Mr. Potter made a motion to table RZC14-01, Ross Trails/Brown Farm, A-1 and R-2 to R-PUD, Section 28, Town 3, Range 2, Ross Township, at the request of the applicant. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Brown, Cooney, Surber, Bullington

NAYES: None

RESOLUTION #: 14.05

PRELIMINARY PLATS:

Black Powder Run

Sections 26 and 32, Town 3, Range 3
Liberty Township

Mr. Acuff said this is a preliminary plat that was previously approved by the Planning Commission and expired back in 2010 and construction had not yet begun. The Applicants are coming back and it is being treated as a new preliminary plat but is the same plat which was approved by the Planning Commission in the past.

Mr. Acuff showed an aerial image of the property and said they are proposing 41 lots.

Mr. Acuff gave a summary of staff conditions and said a few additional comments were added by Butler Soils & Water conservation since the time they were mailed out to each Board member.

Mr. Acuff said they are also requesting three (3) waivers to consider and vote on each separately after a motion is made on this preliminary plat

Mr. Mark Brueggemann, President of CDS Associates, 11120 Kenwood Road, Cincinnati, Ohio, introduced himself and said they are the engineering and architectural company which is representing Black Power Run development and said this preliminary plat was approved back in 2006 and then reapproved in 2010 and the plat presented today is the same plat which was approved at that time. He stated this is an upscale, conservation development with only 42 lots per acre density, additional details on the proposed development.

Mr. Brueggemann said the applicants are aware of all the staff comments and can work with staff to resolve those issues.

Mr. Mike Gates, Gridiron Development, 4455 Bethany Road, Mason, Ohio presented drawings/picture boards to provide more detail on the proposed development and conservation features.

Mr. Brown made a motion to approve the preliminary plat for Black Powder Run, Sections 26 and 32, Town 3, Range 3, Liberty Township, subject to staff comments. Ms. Wiant seconded the motion. Motion carried.

AYES: Brown, Wiant, Potter, Cooney, Surber, Bullington

NAYES: None

RESOLUTION #: 14.06

Sidewalk Requirement Waiver

Black Powder Run
Sections 26 and 32
Town 3, Range 3, Liberty Township

Mr. Acuff said included in the applicants' cover letter for Black Power Run preliminary plat are three (3) sidewalk waivers which were previously approved by the Planning Commission when the preliminary plat was approved.

Mr. Acuff referred to Subdivision Regulation Section 5.02A (8) requirement of sidewalks within a subdivision's interior roadways. The applicant is requesting to waive that requirement.

Mr. Potter made a motion to approve the Sidewalk Requirement Waiver request required in Subdivision Requirements, Section 5.02A (8) for Black Powder Run, Sections 26 and 32, Town 3, Range 3, Liberty Township as submitted. Mr. Cooney seconded the motion. Motion carried.

AYES: Potter, Cooney, Wiant, Brown, Surber, Bullington

NAYES: None

RESOLUTION #: 14.07

**Sidewalk Requirement Waiver
Black Powder Run
Sections 26 and 32,
Town 3, Range 3, Liberty Township**

Mr. Acuff said the next waiver request relates to Subdivision Regulation Section 5.02A (9) requirement of sidewalks within a subdivision on arterial roadways. The applicants' request is to waive that requirement along Millikin Road.

Mr. Potter made a motion to approve the Sidewalk Requirement waiver required in Subdivision Requirements, Section 5.02A (9) for Black Powder Run, Sections 26 and 32, Town 3, Range 3, Liberty Township as submitted. Mr. Brown seconded the motion. Motion carried.

AYES: Potter, Brown, Cooney, Wiant, Surber, Bullington

NAYES: None

RESOLUTION #: 14.08

**Street Construction Requirement Waiver
Black Powder Run
Sections 26 and 32,
Town 3, Range 3, Liberty Township**

Mr. Acuff said the next waiver request relates to Subdivision Regulation Section 5.02B (4) which requires subdivision streets to be designed for curb and gutter unless the lots contain a minimum of 65,000 square feet and a minimum of 150 feet of road frontage. The applicants request is to waive that requirement. He added staff in general is ok with the sidewalk waiver requests.

Mr. Potter made a motion to approve the Sidewalk Requirement waiver required in Subdivision Requirements, Section 5.02B (4) for Black Powder Run, Sections 26 and 32, Town 3, Range 3, Liberty Township as submitted. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Cooney, Brown, Surber, Bullington

NAYES: None

RESOLUTION #: 14.09

FINAL PLATS:

ADJOURNMENT

Mr. Brown 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 by Lee Margraf and may be obtained upon written request. Any charges associated with preparing such transcript shall be borne by the person requesting.

Hamilton, Ohio
February 11, 2014

Chair

Secretary

Lee Margraf