



**BUTLER COUNTY  
PLANNING COMMISSION  
Meeting Minutes**

MEETING: Tuesday, February 12, 2013, 3:00 p.m.

ROLL CALL:

Present: Charles Bullington, Chair  
Kevin Cooney, Vice-Chair  
Tom Barnes  
Steven Brown  
G. Coe Potter  
Shirley Wiant

Absent: Lynn Nevel

Staff present: Peter Z. Acuff, Planning Administrator  
Lee Margraf, Administrative Secretary, Dept. of Development  
Kevin Fall, Butler Soil & Water Conservation District  
Constance Kepner, Water & Sewer Department  
Eric Pottenger, Butler County Engineers Office

Mr. Bullington called the meeting to order at 3:00 p.m.

**APPROVAL OF MINUTES:**

December 11, 2012 Minutes

Mr. Potter made a motion to approve the December 11, 20 Fairfield Falls, Block B, Phase One Section 16 T2 R3 Fairfield Township 12 Meeting Minutes as submitted. Ms. Wiant seconded the motion. Motion carried 6-0.

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

NAYES: None

---

**ZONE CHANGES:** None

---

**PRELIMINARY PLATS:** None

---

**FINAL PLATS:**

**Winding Creek, Section 4-A,  
Section 32, Town 3, Range 3  
Liberty Township**

Mr. Acuff said both of the plats today are replats. The first one is for Section 4-A of Winding Creek and it involves moving a setback line. When these four (4) lots were initially platted in Section 4 their 50' setback lines are the result of the developer planning streetscapes along the front. They have since changed their plans and decided they needed the room for the houses and would like to push it back to a 40' setback to match the remainder of the development, which meets the Township's requirements. Mr. Acuff said there are no staff comments for this item.

Mr. Cooney made a motion to approve the replat for Winding Creek, Section 4\_A, Section 32, Town 3, Range 3, Liberty Township, as submitted. Mr. Brown seconded the motion. Motion carried 6-0.

AYES: Potter, Brown, Wiant, Potter, Barnes, Bullington

NAYES: None

**RESOLUTION #: 13.06**

---

**West Marco Park, Replat of Lots 5 & 6  
Section 23, Town 3, Range 2  
West Chester Township**

Mr. Acuff showed an aerial image of the property and said this is a replat of two (2) residential lots in Maud. The homeowners are looking to create a new parcel here (pointed to proposed new lot line) increasing the size of the lot to the north and decreasing the lot to the south including this setback here.

Mr. Acuff showed an aerial image of the property and highlighted the Staff Comments and said staff does recommend approval.

Mr. Acuff said, for the record, West Chester Township has stated the approval of this replat does not include approval of the location of the little shed currently on the property because it does not meet setback requirements.

Mr. Bullington asked if West Chester Township will take care of the shed issue because it is not the County's jurisdiction.

Mr. Acuff said that is not the County's jurisdiction and it is in West Chester Township's hands to deal with.

Mr. Potter made a motion to approve the final plat for West Marco Park, Replat of Lots 5 & 6, Section 23, Town 3, Range 2, West Chester Township as submitted. Mr. Barnes seconded the motion. Motion carried 6-0.

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

NAYES: None

**RESOLUTION #: 13.07**

---

**OTHER BUSINESS:**

Mr. Fehr said the County has hired a new Chief Building Official in the Department of Development to replace Mr. Bill Balsinger who retired last fall after serving many years, and his name is Mr. Dennis Dickard and comes from Hamilton County and in addition to being a building official he is a professional engineer and he will also examine plans for us in-house rather than contracting it out. Mr. Dickard will be coming on board next month. Secondly, we had a Building Inspector, John Adams, retired in December so we will be looking to fill that position and have advertised the vacancy on CareerBuilder and Southwest Ohio Builders Association web site.

Mr. Fehr said he sits on the Butler County Regional Transit Authority Board and learned today they have a signed agreement with Miami University and they will be providing the buses for the campus for the next ten (10) years and this will allow us to run buses from Fairfield to all three (3) Miami campuses and it will allow employees at the University to ride the buses for free. And, lastly, there is an agreement with the City of Middletown to run the operations of buses in the City of Middletown.

---

**ADJOURNMENT:**

Mr. Cooney made a motion to adjourn, seconded by Ms. Wiant. 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 12, 2013

---

Chair

---

Secretary

---

Lee Margraf