



**BUTLER COUNTY
PLANNING COMMISSION
Meeting Minutes**

MEETING: Tuesday, February 14, 2012; 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: Zeb Acuff, Planning Administrator
David Fehr, AICP, Planning Director
Lee Margraf, Administrative Secretary
Theresa Barnes, Butler County Engineers Office
Constance Kepner, Water & Sewer

APPROVAL OF MINUTES: October 11, 2011

Mr. Potter made a motion to approve the October 11, 2011 Meeting Minutes as submitted. Ms. Wiant seconded the motion. Motion carried.

AYES: Potter, Wiant, Brown, Cooney, Bullington

Mr. Barnes arrived after the approval of the Minutes.

Mr. Fehr introduced Peter Z. "Zeb" Acuff, the newly-hired Planning Administrator for Butler County, who joined the County on February 8th, 2012. Mr. Fehr said once trained, Zeb will take over facilitating the Subdivision Review meetings and the Planning Commission meetings, however, Mr. Fehr will continue to attend the Planning Commission meetings for a few months until he turns them over to Zeb.

ZONE CHANGES: None

PRELIMINARY PLATS: None

FINAL PLATS:

**Treillage, Section 1, Replat Lot 125
Section 12, Town 2, Range 2
West Chester Township**

Mr. Fehr gave a brief history on Treillage and showed an aerial image of the property and said the subdivision is about half way constructed and is most known for the “bubble” lots – lots in a circular shape.

Mr. Fehr said the original developer of this project is no longer involved with the subdivision and it has been turned over to a new developer and they are trying to clean up a few things and their intention is to finish this subdivision and may possibly start construction this year.

Mr. Fehr showed the plat of this replat and said the applicant found that on the original subdivision plat all of the streets were private and they were just designated by easements and some of those easements were not very accurate, so, the applicant had their surveyor go out and stake all of the existing roadways and they would like to create a lot, which they refer to as Open Space #126 (O/S 126) and that will be the right-of-way to the road system.

Mr. Fehr said the “pods” will have individual lot numbers and the intent of the replat is to make sure all of the utility easements are in the right spot and have all of that as a separate lot owned by the Home Owners Association (HOA) and maintained by the HOA.

Mr. Fehr showed a diagram that shows the location of the utility easements and said this plat has been reviewed by West Chester Township staff, and all of our staff recommends approval of the replat.

Mr. Bullington asked if this was a replat of Lot 125 and all of the streets.

Mr. Fehr said that is correct, Lot 125 is basically anything that was not a house lot. The open space included the property for roadways and the applicant is just trying to get this cleaned up a little bit and defining the open space lots and defining where the road right-of-way is and who will take care of what. Lot 125 is the old lot which was basically everything that was not a house. On the replat, Lot 126 will become this new road right-of-way and then lot 127, 128, will be the open space lots.

Mr. Fehr said when we went out there we found some of the roads did not line up with what we had easements for and this is much cleaner.

Mr. Cooney made a motion to approve the replat of Treillage, Section 1, Replat Lot 125, Section 12, Town 2, Range 2, West Chester Township. Ms. Wiant seconded the motion. Motion carried.

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

RESOLUTION: # 12.01

**Treillage, Section 2-A, Replat Lots 86, 95 – 120 and 27.6184 acres
Section 12, Town 3, Range 2
West Chester Township**

Mr. Fehr said now we're looking at the back portion of the property and is the portion that was never completed.

Mr. Fehr showed an aerial image of the property and plat and said you can see these circular lots were recorded but they were never built on and the new developer would like to do away with that concept of the circular lots and create more traditional lots in the subdivision plat. With this replat, it simply makes all of these "bubbles" go away and replat it into one (1) big chunk of property. He added that in the future, perhaps in a couple of months, we'll see another replat for this and it will have traditional rectangular lots.

Mr. Potter asked if the roads will be separate in this now.

Mr. Fehr replied not right now.

Mr. Bullington asked if any of the roads in this section are built.

Mr. Fehr said they are there but they've gotten pretty bad over the years and will likely have to be redone and those were private streets and it is up to the developer to maintain them. He added the new developer is working with the Township and they want the lots to blend in with it all.

Mr. Brown said there are three (3) pieces here but are they all lot 137?

Mr. Fehr said it will be 137 and we will keep utility easements.

Mr. Bullington said he looked at the bottom where lot 137 is, and asked if there a Home Owners Association easement or a drainage easement.

Mr. Fehr said there is a drainage and detention easement and that will stay there.

Mr. Brown made a motion to approve the replat of Treillage, Section 2-A, Replat Lots 86, 95 – 120 and 27.6184 acres, Section 12, Town 3, Range 2, West Chester Township. Ms. Wiant seconded the motion. Motion carried 6-0.

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

RESOLUTION: # 12.04

**Sunrise Meadows Subdivision, Replat Lots 4 & 5
Section 19, Town 3, Range 3
Liberty Township**

Mr. Fehr said this property is located in Liberty Township on the east side of Yankee Road and currently the property owner owns two (2) lots and the existing house is on the southern lot and there is an additional lot they own which is currently vacant and they intend to put an outbuilding on that property and in order to meet Township Zoning Requirements, Liberty Township is requiring them to combine it to one (1) lot. Mr. Fehr added that staff does recommend approval of this replat.

Mr. Potter made a motion to approve the final plat of Sunrise Meadows Subdivision, Replat Lots 4 & 5, Section 19, Town 3, Range 3, Liberty Township. Ms. Wiant seconded the motion. Motion carried 6-0.

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

RESOLUTION #: 12.02

**Woodberry Subdivision, Block C, Part 3
Section 19, Town 2, Range 3
Fairfield Township**

Mr. Fehr said this is a final subdivision plat for approval and is across the highway by Bridgewater Falls Shopping Center. They are asking for approval of the next section.

Mr. Fehr showed an aerial photograph of the section and said Heathwood Drive has already been constructed and is already in. Mr. Fehr said this subdivision is on public water and sewer and Fairfield Township has approved.

Mr. Fehr said it is a simple lot configuration and all the storm water detention has been installed and since this is a final plat it would be subject to bond.

Ms. Wiant made a motion to approve the final plat for Woodberry Subdivision, Block C, Part 3, Section 19, Town 2, Range 3, Fairfield Township subject to bond. Mr. Cooney seconded the motion. Motion carried 6-0.

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

NAYES: None

Resolution: # 12.03

OTHER BUSINESS:

Appointment of Ohio –Kentucky-Indiana Regional Council of Government (OKI) Board of Directors Representative

Mr. Fehr said this appointment is actually for the County Planning Commission and typically our staff goes but it is your appointment so this Commission may appoint a Planning Commission member if they choose.

Mr. Potter made a motion to appoint David C. Fehr as the Butler County Planning Commission's representative to the Ohio –Kentucky-Indiana Regional Council of Government (OKI) Board of Directors. Ms. Wiant seconded the motion. Motion carried.

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

NAYES: None

RESOLUTION: # 12.05

Mr. Bullington asked if an alternate representative is required. Mr. Fehr said he would check with OKI and find out.

Appointment of Ohio –Kentucky-Indiana Regional Council of Government (OKI) Intermodal Coordinating Committee Representative

Ms. Wiant made a motion to appoint David C. Fehr as the Butler County Planning Commission's representative to the Ohio –Kentucky-Indiana Regional Council of Government (OKI) Intermodal Coordinating Committee Representative. Mr. Brown seconded the motion. Motion carried 6-0.

Mr. Fehr said this appointment is part of the group that decides on highway funding and there is a process where it is voted on so this is a very important appointment and being appointed would allow him to vote on behalf of Butler County.

Ms. Wiant commented that it would make sense to also appoint an alternate to this appointment as well.

AYES: Wiant, Brown, Potter, Cooney, Bullington

NAYES: None

RESOLUTION: # 12.06

Mr. Fehr stated that Mr. Brown, Mr. Bullington and Mr. Flaig are up for reappointment to the Planning Commission and he spoke with Mr. Flaig today and Mr. Flaig does not wish to seek reappointment so if anyone here knows someone that would be a suitable candidate and be interested in this to let him know. He added that Mr. Bullington and Mr. Brown are interested in being reappointed so we will have one (1) vacancy to fill.

ADJOURNMENT:

Mr. Potter 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 14, 2012

Chair

Secretary

Lee Margraf