



**BUTLER COUNTY  
PLANNING COMMISSION  
Meeting Minutes**

**MEETING:** **Tuesday, March 26, 2013, 3:00 p.m.**

**ROLL CALL:**

**Present:** Charles Bullington, Chair  
Tom Barnes  
Steven Brown  
G. Coe Potter  
Shirley Wiant

**Absent:** Kevin Cooney, Vice-Chair  
Lynn Nevel

**Staff present:** Peter Z. Acuff, Planning Administrator  
David Fehr, Director, Department of Development  
Lee Margraf, Administrative Secretary, Dept. of Development  
Amy Cameron, Butler Soil & Water Conservation District  
Kevin Fall, Butler Soil & Water Conservation District  
Constance Kepner, Water & Sewer Department

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

**APPROVAL OF MINUTES:**

**January 8, 2013 Minutes**

Mr. Potter made a motion to approve the January 8, 2013 Meeting Minutes as submitted. Mr. Barnes seconded the motion. Motion carried 5-0.

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

**NAYES:** None

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### **February 12, 2013 Minutes**

Mr. Barnes made a motion to approve the February 12, 2013 Meeting Minutes as submitted. Ms. Wiant seconded the motion. Motion carried 5-0.

AYES: Barnes, Wiant, Potter, Brown, Bullington

NAYES: None

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### **ELECTION OF OFFICERS:**

#### **Election of Chairperson, Butler County Planning Commission, 2013**

Mr. Bullington asked if there were any nominations for Chairperson.

Mr. Potter made a motion to nominate Mr. Charles Bullington as Chairperson for Butler County Planning Commission. Mr. Bullington asked if there were any additional nominations. There were no additional nominations made. Mr. Barnes seconded the motion. Motion carried 5-0.

AYES: Potter, Barnes, Wiant, Brown, Bullington

NAYES: None

#### **RESOLUTION #: 13.08**

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#### **Election of Vice-Chairperson, Butler County Planning Commission, 2013**

Mr. Bullington asked if there were any nominations for Vice-Chairperson.

Mr. Potter made a motion to nominate Mr. Kevin Cooney as Vice-Chairperson for Butler County Planning Commission. Mr. Barnes seconded the motion. Motion carried 5-0.

AYES: Potter, Barnes, Wiant, Brown, Bullington

NAYES: None

#### **RESOLUTION #: 13.09**

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**ZONE CHANGES:** None

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**PRELIMINARY PLATS:**

**Carriage Hill, Section Six  
Section 32, Town 3, Range 3  
Liberty Township**

Mr. Acuff showed an aerial image of the property and said this is for the next phase in the development at Carriage Hill and identified its proximity to the existing development, nearby school and the carriage house. They are proposing 55 lots on 45 acres.

Mr. Acuff said Staff comments are in the PC Board members' packets and he highlighted a few of the items, including the concern for access for emergency vehicles, and said they met with the developer to discuss the issues, many of which have been rectified already.

Mr. Potter said he assumes there would be some sort of bollards installed on the pathways to keep undesirable traffic out and asked would they be removable for emergency situations.

Mr. Acuff replied yes.

Mr. Bullington asked what load the pathways would be capable of handling regarding any option of emergency vehicles.

Mr. Acuff said it is his understanding that it the path is not to be used for usual traffic, and would only be used in a catastrophic situation if the north access were blocked.

Mr. Richard Arnold, McGill, Smith and Punshon replied the eight foot (8') pedestrian path would not be for fire trucks.

Ms. Wiant made a motion to approve the preliminary plat for Carriage Hill, Section Six, Section 32, Town 3, Range 3, Liberty Township as submitted and subject to staff conditions. Mr. Brown seconded the motion. Motion approved 5 – 0.

AYES: Wiant, Brown, Potter, Barnes, Bullington

NAYES: None

**RESOLUTION: # 13.10**

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**Sidewalk Waiver Request  
Carriage Hill, Section Six  
Section 32, Town 3, Range 3  
Liberty Township**

Mr. Acuff said as you know, the subdivision requirements call for sidewalks on both sides of the streets, and the developers of Carriage Hill would like the PC to waive the sidewalk requirements in Section Six and have sidewalks just on one side of the street as well as around the cul-de-sacs and Staff does recommend approval.

Mr. Brown made a motion to approve the Sidewalk Waiver Request for Carriage Hill, Section Six, Section 32, Town 3, Range 3, Liberty Township as submitted. Mr. Potter seconded the motion. Motion carried 5-0.

AYES: Brown, Potter, Barnes, Wiant, Bullington

NAYES: None

**RESOLUTION #: 13.11**

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**FINAL PLATS:**

**Fairfield Falls, Block B, Phase One  
Section 16, Town 2, Range 3  
Fairfield Township**

Mr. Acuff showed an aerial image of the property and said this is the final plat for Fairfield Falls, Block B, Phase One in Fairfield Township and they are proposing 35 residential lots on 8.6 acres as a second phase of the development. The first phase was constructed many years ago and now they are wishing to complete the balance of the development and we are looking at the southern area of the development.

Mr. Acuff highlighted the staff comments and said staff does recommend approval.

Mr. Barnes made a motion to approve the replat for Fairfield Falls, Block B, Phase One, Section 16, Town 2, Range 3, Fairfield Township subject to staff conditions. Mr. Brown seconded the motion. Motion carried 5-0.

AYES: Barnes, Brown, Potter, Wiant, Bullington

NAYES: None

**RESOLUTION #: 13.12**

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**The Streets of West Chester, Replat of Lot 56  
Section 27, Town 3, Range 2  
West Chester Township**

Mr. Acuff showed an aerial image of the property and said this is a simple replat of lot 56 for future multi-family residential lots. The reason for this replat is to vacate the utility easement that was previously platted on this and the utilities will be placed elsewhere, and that is the only thing that is changing on this.

Mr. Acuff said staff has reviewed this and does recommend approval.

Mr. Potter made a motion to approve the replat for The Streets of West Chester, Replat of Lot 56, Section 27, Town 3, Range 2, West Chester Township, as submitted. Mr. Brown seconded the motion. Motion carried 6-0.

AYES: Potter, Brown, Barnes, Wiant, Bullington

NAYES: None

**RESOLUTION #: 13.13**

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**ADJOURNMENT:**

Mr. Barnes 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  
March 26, 2013

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Chair

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Secretary

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Lee Margraf