



**BUTLER COUNTY  
PLANNING COMMISSION  
Meeting Minutes**

**MEETING:** Tuesday, May 20, 2013; 3:00 p.m.

**ROLL CALL:**

**Present:** Charles Bullington, Chair  
Kevin Cooney, Vice-Chair  
Dave Baker  
Tom Barnes  
Steven Brown  
G. Coe Potter

**Absent:** Shirley Wiant

**Staff present:** Peter "Zeb" Acuff, Planning Administrator  
Lee Margraf, Administrative Secretary, Dept. of Development  
Amy Cameron, Butler Soil & Water Conservation District

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

**APPROVAL OF MINUTES:**

**April 9, 2013 Minutes**

Mr. Potter made a motion to approve the April 9, 2013 Meeting Minutes as submitted. Mr. Brown seconded the motion. Motion carried.

**AYES:** Potter, Brown, Barnes, Cooney, Baker, Bullington

**NAYES:** None

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**PRELIMINARY PLATS:**

**Reserves at Elks Pointe, Section Two (Re-approval)  
Section 10, Town 2, Range 3  
Liberty Township**

Mr. Acuff showed an aerial image of the property and said this is a re-approval of the preliminary plat for Reserves at Elks Pointe, Section Two and they are proposing 30 lots on about 23 acres. Mr. Acuff identified the property's proximity to Liberty Fairfield Road and State Route 4 and said it is an extension of Glen Abbey Court and Golden Bell Way.

Mr. Acuff said the pedestrian path has already been constructed as shown in the aerial image.

Mr. Acuff said this has been reviewed by staff and staff comments were mailed to each of the Board members and a copy has been placed in The Planning Commissioners' binders. Mr. Acuff highlighted some of the staff comments and notes on the plats and said staff recommends approval once all the wetlands details are settled.

Mr. Brown made a motion to approve the preliminary plat for the Reserves at Elks Pointe, Section Two, Section 10, Town 2, Range 3, Liberty Township, as submitted and subject to staff conditions. Mr. Cooney seconded the motion. Motion approved 6 – 0.

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

NAYES: None

**RESOLUTION: # 13.20**

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**Reserves at Elks Pointe, Section Two  
Section 10, Town 2, Range 3  
Liberty Township  
Sidewalk Requirements Waiver**

Mr. Acuff said in early phases of the subdivision the sidewalks were constructed per the old standards and the applicant would like to put four foot (4') sidewalks to be consistent with the existing sidewalks within the subdivision.

Mr. Potter made a motion to approve the request to waive the Sidewalk Requirements for Reserves at Elks Pointe, Section Two, Section 10, Town 2, Range 3, Liberty Township, as submitted. Mr. Brown seconded the motion. Motion carried 6 – 0.

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

NAYES: none

**RESOLUTION#: 13. 21**

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

Mr. Acuff showed an aerial image of the property and said we've seen an improved plat map for this section and showed the location of the area within the subdivision and said it is in addition to the reconfiguration of few lots and they've smoothed out some of the curves in the road, and there are 15 lots in the redesign of the section.

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

Mr. Cooney made a motion to approve the preliminary plat for Carriage Hill, Section Five, Section 32, Town 3, Range 3, Liberty Township subject to staff conditions. Mr. Barnes seconded the motion. Motion carried 6-0.

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

NAYES: None

**RESOLUTION #: 13.22**

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**Carriage Hill, Section Five  
Section 32, Town 3, Range 3  
Liberty Township  
Sidewalk Requirements Waiver**

Mr. Acuff said this request is to allow the standard sidewalk configuration currently at the Subdivision and they are looking to have one (1) six foot (6') single path instead of the usual five foot (5') paths on both sides of the street and this would allow the newer sidewalk to be consistent with the existing sections of Carriage Hill and there would be connections to other paths.

Mr. Potter made a motion to approve the request for a Sidewalk Requirements Waiver for Carriage Hill, Section Five, Section 32, Town 3, Range 3, Liberty Township subject to staff conditions. Mr. Cooney seconded the motion. Motion carried 6-0.

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

NAYES: None

**RESOLUTION #: 13.23**

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**Carriage Hill, Section Seven  
Section 2, Town 2, Range 3  
Liberty Township**

Mr. Acuff showed an aerial image of the property and said it is 48 lots on 17 acres and showed its location on the map.

Mr. Acuff showed the plat map of the area.

Mr. Acuff highlighted the staff comments, additional requirements and concerns; and said he is confident it will all be settled accordingly.

Mr. Bullington asked, regarding condition #21, "Subdivision name must say Winding Creek Section 7" and is that because this is just a continuation of the first section that was off of Millikin? And is just a continuation of it?

Mr. Acuff replied yes, that is just for the recording of it so there is a consistent name throughout to keep it clear, but it can be marketed under any name.

Mr. T.C. Rogers, Butler County Commissioner, asked what happened about the issue of them putting a lane in and changing the elevation of State Route 747.

Mr. Acuff said he was not familiar with the details on that and asked Mr. Richard Arnold, McGill Smith Punshon, and Mr. Arnold stated it has not been resolved at this point and there is some dialog with Mr. Randy Terry has a meeting setup next week to clear some of that up.

Mr. Acuff said that is one of the notes on it and they will have to work things out with O.D.O.T. and the Engineers Office.

Mr. Brown made a motion to approve the request for a Carriage Hill, Section Seven, Section 32, Town 3, Range 3, Liberty Township subject to staff conditions. Mr. Barnes seconded the motion. Motion carried 6-0.

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

NAYES: None

**RESOLUTION #: 13.24**

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**Carriage Hill, Section Seven  
Section 2, Town 2, Range 3  
Liberty Township  
Sidewalk Requirements Waiver**

Mr. Acuff said this request is to permit them to construct a single sided sidewalk in the residential area as done in the previous sections of the subdivision. Staff has requested sidewalks on both side of the street at the proposed round-about and along the main entrance road.

Mr. Barnes made a motion to approve the request for a Sidewalk Requirements Waiver for Carriage Hill, Section Five, Section 32, Town 3, Range 3, Liberty Township subject to staff conditions. Mr. Brown seconded the motion. Motion carried 6-0.

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

NAYES: None

**RESOLUTION #: 13.25**

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**Walden Ponds Remainder  
Sections 20 & 26, Town 2, Range 3  
Fairfield Township**

Mr. Acuff showed an aerial image of the property and said it is 77 lots on 22 acres and it involves parcels #62, #42 and #39 and showed its proximity to Bypass 4 and Princeton Road and said this is the last section for the remainder of Walden Ponds Subdivision and highlighted the staff comments, conditions and the notes placed on the plat and staff does recommend approval subject to the conditions.

Mr. Bullington asked about the residential lots that potentially may be lost in the reconfiguration and if they would turn into detention basins.

Mr. Acuff replied he said it may be open space and it may require moving the pipe over.

Mr. Bullington made a motion to approve the preliminary plat for Walden Ponds Remainder, Sections 20 & 26, Town 2, Range 3, Fairfield Township subject to staff conditions. Mr. Potter seconded the motion. Motion carried 6 -0.

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

NAYES: None

**RESOLUTION #: 13.26**

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**Walden Ponds (Remainder)  
Sections 20 & 26, Town 2, Range 3  
Fairfield Township  
Sidewalk Requirements Waiver Request**

Mr. Acuff said this is the more typical waiver, the existing section have four foot (4') sidewalks and the current requirements call for five foot (5') wide sidewalks and they wish to keep it consistent with the existing sidewalks.

Mr. Potter made a motion to approve the preliminary plat for Walden Ponds (Remainder), Sections 20 & 26, Town 2, Range 3, Fairfield Township subject to staff conditions. Mr. Brown seconded the motion. Motion carried 6 – 0.

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

NAYES: None

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**FINAL PLATS:**

**Milton Street Replat  
Section 30, Town 2, Range 3  
Fairfield Township**

Mr. Acuff showed an aerial image of the property and said they are combing two adjacent lots. He showed its proximity to Tylersville Road and Five Points area. He also showed a revised plat map of the area.

Mr. Acuff said the back structure has been removed and staff has reviewed this and gave the surveyor the staff comments, all of which were addressed and staff does recommend approval of this.

Mr. Potter made a motion to approve the replat for Milton Street, Lots 944 & 945, Section 30, Town 2, Range 3, Fairfield Township subject to staff comments. Mr. Cooney seconded the motion. Motion carried 6-0.

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

NAYES: None

**RESOLUTION #: 13.28**

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**OTHER BUSINESS:**

**Appoint David Fehr as the Butler County Planning Commission's representative; and Peter "Zeb" Acuff as alternate; to the Ohio, Kentucky, Indiana Regional Council of Government (OKI) Intermodal Coordinating Committee (ICC) for fiscal year July 1, 2013 through June 30, 2014.**

Mr. Barnes made a motion to approve the appointment of David Fehr as the Butler County Planning Commission's representative; and Peter "Zeb" Acuff as alternate; to the Ohio, Kentucky, Indiana Regional Council of Government (OKI) Intermodal Coordinating Committee (ICC) for fiscal year July 1, 2013 t-hrough June 30, 2014. Mr. Brown seconded the motion. Motion carried 6-0.

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

NAYES: None

**RESOLUTION #: 13.29**

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**ZONE CHANGES:** None

**ADJOURNMENT:**

Mr. Potter made a motion to adjourn, seconded by Mr. Brown. 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  
May 20, 2013

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Chair

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Secretary

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Lee Margraf

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