

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
November 16, 2015**

MEMBERS PRESENT: Susan Hendel, Jim Hahn, Doug Rinnert, Art Hupp,  
Bruce Fisher

MEMBERS ABSENT: Jim Williams

STAFF PRESENT: Timothy Dawson, Township Planner  
Beverly Worley, Administrative Assistant

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 6:45 p.m.

Mr. Hahn called the meeting to order. Mr. Dawson called the roll.

Minutes were presented from the Zoning Commission meeting from September 21, 2015 and approved as submitted. Past minutes from May 18 and June 15, 2015 were presented and approved as submitted. All minutes are now up to date for 2015.

Mr. Dawson was sworn in by Mr. Hahn.  
Mr. Dawson swore in case participants.

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**West Chester Plaza – RFDP On-line Parking, 10-15-A**

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The subject property is located at West Chester Plaza, 7855 Tylersville Road – Kroger. The applicant, McBride Dale Clarion, is requesting approval of a Revised Final Development Plan; an on-line, ordering pick-up area and the installation of four (4) call boxes.

Subject site consists of 10.42 acres having approximately 300 feet of frontage along Tylersville Road. The site is characterized as flat, mainly surfaced with asphalt, with mature trees along the perimeter and parking islands, and improved as an approximate 88,000 SF retail land use.

On September 29, 1986 approximately 67 acres was approved for a rezoning to Residential Planned Unit Development District (R-PUD) and a Preliminary Development Plan (PDP) for the development of a church, school, recreation area, retirement center, and an 86,000 SF retail center, which included Kroger. At the time of the rezoning, the county regulations permitted commercial properties to be located within an R-PUD if the property served as a commercial component to an adjacent residential development. Therefore, this remains a pre-existing non-conforming land use in the township.

A major change to this R-PUD was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road.

Union Township, adopted local zoning and jurisdiction on all zoning matters on November 7, 1989. Multiple revisions to Preliminary and Final Development Plans have been submitted to and reviewed by the Union Township Zoning Commission.

Most recently, On June 5, 2000, Regency Centers submitted an application requesting Revised Final Development Plan approval for the installation of a twenty (20) ft. high, one hundred forty-four (144) square foot freestanding sign.

On June 21, 2005, a Revised Final Development Plan was approved for the addition of a Kroger Fuel Station and an ATM for the existing bank with conditions. The conditions were not met by the required 30 day period and therefore not revised.

The applicant proposes to reduce five (5) existing parking spaces to four (4) parking spaces for the proposed on-line ordering pick-up area and the installation of four (4), 4 feet high, .83' x 1' call boxes along the corresponding parking spaces. The design of the call boxes are vinyl and aluminum; 4'H x 12"W.

#### **STAFF CONSIDERATIONS:**

This approval only grants changes to the previously approved Final Development Plan with regard to the Kroger online ordering pick-up area as it is illustrated on the Revised Final Development Plan. The R-PUD shall otherwise remain subject to the conditions as previously approved.

The proposed accessory use meets Article 10.14 of the West Chester Zoning Resolution. In addition, the proposed use shall comply with Article 20.041, except for the specifically permitted service of delivery to the pick-up area pertaining to the proposed use.

All off-street parking for the subject property shall meet Article 20.061 of the West Chester Township Zoning Resolution.

The subject property was approved by the Butler County Rural Zoning Commission in 1986 with 511 parking spaces when 430 parking spaces were required. The West Chester Township Zoning Resolution, Article 20.061 requires 294 parking spaces based on the square footage (88, 181 sf) of the building. A reduction in one parking space meets the requirements of the Zoning Resolution.

The dimensions of the proposed parking spaces are 9' x 17', where Article 10.171 Requires standard parking spaces to be 9' x 18'. Although the proposed parking spaces do not meet Article 10.171, the spaces are meeting Article 10.1793, which allows for a reduction in the length of the parking space with a 2' overhang into a landscaped area, which is located along the spaces.

**ACTION:**

The Zoning Commission is to approve, approve with modifications, or deny the Submitted Revised Final Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant: Ms. Anne McBride  
McBride Dale Clarion  
5725 Dragon Way, Ste 220  
Cincinnati, Ohio 45227**

I'm representing Kroger in the request that is before the commission board. Ms. McBride described the use of the Kroger On-line Ordering.

**Questions:**

No questions

**Proponents: None**

**Opponents: None**

**Neutral: None**

**Deliberations**

Ms. Hendel – I am very familiar with the on-line shopping. It seems to work very well. In favor of reducing the lots.

Mr. Fisher – I think it's a great idea. No objection.

Mr. Hupp – I have no issues.

Mr. Rinnert – It's the way of the future. It's a great idea.

Mr. Hahn – I have no issues and agree with everyone's comments.

**Mr. Rinnert made a motion to approve the West Chester Plaza – RFDP On-line Parking, 10-15-A / Resolution 15-25. Ms. Hendel seconds the motion.**

**Aye: Ms. Hendel, Mr. Fisher, Mr. Hahn, Mr. Rinnert, Mr. Hupp**

**Nay:**

Motion passes 5 - 0

**Administrative Matters:**

Next meeting December 21 @ 6:30 p.m. We are expecting two (2) cases.

Mr. Hahn adjourned the meeting at 6:45.

Chairman:

Secretary:

  
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James Hahn

  
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Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 15-25  
WEST CHESTER PLAZA RFDP – ON-LINE PARKING**

**WHEREAS**, an R-PUD District and Preliminary Development Plan was approved by the Butler County Rural Zoning Commission on September 29, 1986 for land containing approximately 67 acres, situated in Section 11, Town 3, Range 2, Union Township, Butler County, Ohio. The approval included the development of a church, school, recreation area, retirement center and a retail area of 86,000 square feet, including a Kroger store; and

**WHEREAS**, a Major Change to this PUD plan was approved by Butler County on October 3, 1988, which eliminated the proposed school building and some of the open space and recreation area and included the addition of approximately 96,000 square feet of commercial use and one outlot along Tylersville Road; and

**WHEREAS**, throughout the years, multiple revisions have been approved for the Preliminary and Final Development Plans; and

**WHEREAS**, a Revised Final Development Plan was approved for the addition of a Kroger Fuel Station and an ATM for the existing bank with conditions on June 21, 2005. The conditions were not met by the required 30 day period; and

**WHEREAS**, an application for a Revised Final Development Plan was submitted for an on-line ordering pick-up area for Kroger on October 5, 2015.

**WHEREAS**, a public meeting was held by the West Chester Zoning Commission for said Revised Final Development Plan on November 16, 2015.

**NOW, THEREFORE BE IT RESOLVED**, that the West Chester Township Zoning Commission does hereby approve said Revised Final Development Plan consistent with the submitted site plan with the following conditions:

1. This approval only grants changes to the previously approved Final Development Plan with regard to the Kroger online ordering pick-up area as it is illustrated on the approved Revised Final Development Plan. The R-PUD shall otherwise remain subject to the conditions as previously approved.
2. The proposed accessory use meets Article 10.14 of the West Chester Zoning Resolution. In addition, the proposed use shall comply with Article 20.041, except for the specifically permitted service of delivery to the pick-up area pertaining to the proposed use.
3. All off-street parking for the subject property shall meet Article 20.061 of the West Chester Township Zoning Resolution.

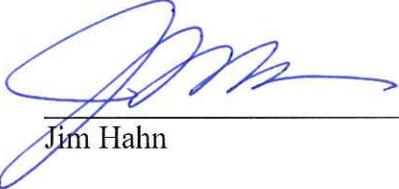
4. The current Zoning Resolution requires 294 parking spaces based on the square footage of the building. A reduction in one space from 511 to 510 parking spaces meets Article 20.061.
5. Although the proposed parking spaces do not meet Article 10.171, the spaces are meeting Article 10.1793, which allows for a reduction in the length of the parking space with a 2' overhang into a landscaped area.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval as modified by this resolution. This action shall take effect this 16<sup>th</sup> day of November 2015.

West Chester Township  
Butler County

Chairman:

Secretary:



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Jim Hahn



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Timothy Dawson  
Township Planner