

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
August 15, 2016**

MEMBERS PRESENT: Susan Hendel, Jim Williams, Bruce Fisher
Doug Rinnert, Gerry Stoker

MEMBERS ABSENT: Jim Hahn (Recused)

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

LOCATION: Township Hall

CALL TO ORDER: 6:35 p.m.

ADJOURNMENT: 6:43 p.m.

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

June and July minutes were approved as written.

Old Business

We will open case **Lexie's Place FDP – 06-16-C**

Regarding case **Lexie's Place FDP – 06-16-C**, the applicant is requesting final development approval for a residential subdivision of 10 lots.

Mr. Rinnert so moved the motion and Mr. Williams seconds the motion.

Mr. Williams swore in case participants.

Mr. Williams sworn in Mr. Dawson.

Mr. Dawson – this application for PDP was originally approved on June 9, 2015. A condition upon that approval by the Board of Trustees was an alignment of the intersection of the access way to the site with the existing Fox Plum Drive to the east across to the site on Cincinnati-Dayton Rd. as well as a stubbed road to the north that would give access to future development. The applicant has been working with the Engineer's Office to submit plans to meet their access management requirements but at this time with comments from the Engineer's Office the applicant has failed to provide the adequate construction plans for the intersection alignment which does not allow the BCEO to conduct a full review of the plans to present them for consideration to the ZC. Furthermore, due to the scope of factors the intersection has on site and the surrounding properties revised plans should not be condition upon approval for staff review.

Staff's consideration is that Zoning Commission continue the application or deny the application based on overall meeting section 1 of Resolution 13-2015, which was the Board of Trustees approval; and also meeting the Butler County Engineer's Office design requirements, construction drawing approval, and have obtained all necessary work agreements or easements which are necessary to construct the intersections.

Mr. Williams – Applicant asked to come forward

Mr. Dawson – It seems the applicant is not present

Mr. Williams – I would like to entertain a motion for continuance.

Mr. Rinnert made a motion to continue Case # ZMA03-16 The Fields at Liberty Way; Ms. Hendel seconds it.

Aye: Ms. Hendel, Mr. Stoker, Mr. Williams, Mr. Rinnert, Mr. Fisher

Nay:

Motion carries 5 – 0

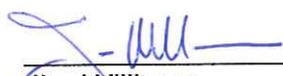
Administrative Matters:

The next meeting is September 19, 2016 @ 6:30 p.m.

Mr. Williams adjourned the meeting at 6:43 p.m.

Vice Chairman:

Secretary:



Jim Williams



Timothy Dawson