

RESOLUTION NO. 36-2017

RESOLUTION APPROVING A MAJOR CHANGE TO A R-PUD AND PRELIMINARY DEVELOPMENT PLAN FOR CASE #MC 05-17 – ANTHEM HOUSE CHURCH

WHEREAS, on June 9th, 2015, The West Chester Township Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to a R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for ten (10) single-family residential lots and two (2) open space lots on approximately 5.41 acres; and,

WHEREAS, on October 17, 2017, Alton Alexander, on behalf of Anthem House Church, submitted an application requesting a Major Change to the Lexie’s Place R-PUD and Preliminary Development Plan approval for a 7,217 square foot, 188 member church on approximately 5.41 acres; and,

WHEREAS, on November 15, 2017, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on November 20, 2017, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, by advertisement, a public hearing for the aforesaid application was conducted before the West Chester Township Board of Trustees on December 5, 2017 as applied for by Alton Alexander, on behalf of Anthem House Church; and,

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and,

NOW THEREFORE, BE IT RESOLVED that on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the recommendation of approval of the West Chester Township Zoning Commission and does hereby approve the Major Change to a R-PUD (Residential Planned Unit Development District) and Preliminary Development Plan with the following conditions:

SECTION 1. The permitted uses shall only include the principle use of a church and accessory uses, which include the following:

- a.) A principle church facility, including worship services;
- b.) “Sunday school” education only, which excludes public/private elementary schools, high schools, and universities; and,
- c.) Staff and member activities, which include in-door recreation.

SECTION 2. All public right-of-way dedications shall be dedicated as required by the Butler County Thoroughfare Plan and shall be shown on the Final Development Plan (FDP) and prior to the issuance of a zoning certificate and record plat of survey prior to final zoning inspection.

All recommendations of the Butler County Access Management Regulations, including the alignment of the site access way with Fox Plum Drive, and requirements of West Chester Township (WCT), in coordination with the Butler County Engineer's Office (BCEO) shall be incorporated into the FDP.

SECTION 3. All recommendations of the traffic analysis and requirements of West Chester Township (WCT), in coordination with the Butler County Engineer's Office (BCEO) shall be incorporated into the FDP.

SECTION 4. It shall be the responsibility of the property owner to coordinate with the West Chester Township Community Development Department (WCTCDD) and the West Chester Township Police Department in order to make the appropriate accommodations for high traffic volume times and during major events, to include the following:

- a.) Provide additional personnel and resources to facilitate movement of on-site traffic movement and parking during Sundays;
- b.) Provide off-duty law enforcement to facilitate traffic movement and access to the site from the Cincinnati-Dayton Road public right-of-way during major events;
- c.) Provide for off-duty law enforcement to facilitate traffic movement and access to the site from the Cincinnati-Dayton Road public right-of-way during Sundays, at which time deemed necessary by WCT agencies; and,
- d.) All parking in connection with the site shall be contained within the site.

SECTION 5. All access ways and internal roadways; connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes shall be coordinated with the West Chester Township Fire Department (WCFD) and shall be incorporated into the FDP to ensure the site accommodates emergency services. Fire hydrants shall not be physically or visually obstructed.

SECTION 6. Detailed grading plans and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all requirements of WCT and all other applicable reviewing agencies.

SECTION 7. The stormwater detention area shall be coordinated with WCT and all other applicable reviewing agencies and incorporated into the FDP in order to ensure the optimum, which minimizes encroachment into the existing, mature tree-line located along the northwest portion of the site.

SECTION 8. A thirty (30) foot wide, sanitary sewer easement and a twenty (20) foot wide, construction easement, a combined fifty (50) easement, shall be illustrated on the FDP as required by the Butler County Water and Sewer Department (BCWSD). An accompanying, draft easement agreement shall be coordinated with the BCWSD at the FDP stage. The easement shall also be illustrated on the record plat of survey and the easement agreement shall be recorded prior to a final zoning inspection.

SECTION 9. All sanitary sewer lines and easements shall be coordinated with WCT and all other applicable reviewing agencies and incorporated into the FDP in order to ensure the optimum location within the site and public right-of-way.

SECTION 10. The location of the parking area shall be coordinated with WCT and all other applicable reviewing agencies at the FDP stage in order to ensure an adequate distance between the parking area and the required public right-of-way dedication.

SECTION 11. Additional roadway shall be illustrated on the FDP, extending from the easternmost drive aisle within the parking area and stubbed to the site's north and south property lines. A vehicular cross-access easement shall be illustrated on the FDP along the cross-access roadway. An accompanying, draft easement agreement, providing legal access to the adjacent properties to the north and south shall be provided to the WCTCDD for approval at the FDP stage and shall then be recorded prior to a final zoning inspection.

SECTION 12. A five (5) foot wide concrete sidewalk shall be illustrated on the FDP along the Cincinnati-Dayton Road frontage and adequate locations connecting the parking area with the building entryways. An accompanying, draft public use easement agreement for the portion of sidewalk along the Cincinnati-Dayton Road frontage shall be provided to the WCTCDD for approval at the FDP stage and shall then be recorded prior a final zoning inspection.

SECTION 13. Any dumpster and donation box locations and dumpster enclosure details shall be provided at the FDP stage. The enclosures shall be pursuant to the West Chester Township Zoning Resolution Articles 10.031 and 20.043.

SECTION 14. The dumpster enclosure(s) shall be consistent with the high-quality, masonry building materials of the principle building.

SECTION 15. Dumpster and donation boxes shall be located within close proximity to the south side of the building, in a manner to reduce detrimental impacts to the adjacent residences.

SECTION 16. Trash pick-up shall occur between the hours of 7:00 a.m. and 7:00 p.m. to reduce detrimental impacts to adjoining or close proximity residential subdivisions.

SECTION 17. Detailed floor plans and building elevations shall be provided at each FDP stage. The exterior building elevations shall demonstrate high-quality, masonry building materials (textured concrete, brick, stone, etc.) are being utilized throughout the site.

SECTION 18. A photometric analysis shall be provided at the FDP stage that demonstrates .02 foot candle levels along all of the site's property lines.

SECTION 19. Light locations and light fixture details shall be provided at the FDP stage to ensure a design that minimizes glare and light spillover onto the adjacent residential subdivisions.

SECTION 20. A tree preservation plan, which shall illustrate the removal of any existing trees or vegetation, shall be provided at the FDP stage to ensure adequate landscaping is provided to buffer and screen the site.

SECTION 21. A detailed landscaping plan shall be provided at the FDP stage, which shall illustrate an adequate quantity, size, and spacing of the following:

- a.) Street trees along the Cincinnati-Dayton Road frontage;

- b.) Evergreen shrubs along the southeast side of the parking area;
- c.) Landscape islands containing deciduous trees within the parking area;
- d.) Berming and screening with evergreen trees along the south and north property lines; and,
- e.) Evergreen trees to replace any removal of the existing vegetation due to the construction of the sanitary sewer line.

SECTION 22. All signs shall be pursuant to the West Chester Township Zoning Resolution, Article 11.083.


All sign structures shall be consistent with the masonry building materials of the principle building.

SECTION 23. The property owner shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition and all major landscaping shall be irrigated with a permanent system prior to the issuance of a zoning certificate.


SECTION 24. All comments from other agencies shall be adequately addressed to the satisfaction of the reviewing agencies and WCT during the FDP and zoning certificate approval process.

BE IT FURTHER RESOLVED that all plats, plans, applications, and other data submitted are hereby incorporated into this approval.

Adopted this 19th day of December, 2017.

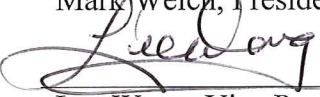
ATTEST:


 Bruce Jones, Fiscal Officer



 Mark Welch, President

YES
 Yes/No




 Lee Wong, Vice-President

YES
 Yes/No

APPROVED AS TO FORM:


 Donald L. Crain, Law Director



 Ann Becker, Trustee

YES
 Yes/No