

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
January 22, 2018**

MEMBERS PRESENT: James Hahn, Jim Williams,  
Doug Rinnert, Bruce Fisher

MEMBERS ABSENT: Gerry Stoker

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

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**New Business:**

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**FDP – 12-17-A Wetherington; Ruthman Companies Office**

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The applicant is Sheri Scott/Springhouse Architects on behalf of Ruthman Companies. The applicant is requesting a Final Development Plan for a change of use from a daycare center to an 8,138 s.f. business /professional office use.

Mr. Dawson presented the staff report including a PowerPoint presentation, aerials, staff comments, and case history.

**Action**

The West Chester Township Zoning Commission is to approval, approve with modifications, or deny the submitted Final Development Plan unless additional information is deemed necessary to make an informed decision.

**Questions**

Mr. Williams asked about the signage location and the glow to the residents behind that property.

Mr. Dawson – The sign will be double internally illuminated sign but it's facing east/west not north.

**Applicant**                    **Sheri Scott**  
**Springhouse Architects**  
**9518 Bunnell Hill Road**  
**Dayton, OH 45458**

The applicant explained the one area that is left undefined which is the back employee area. We were trying to keep everything as minimal as they could for the submission so they could have a little bit of latitude at the end of the project. The applicant would like to hear what the Township would like to see in that area.

Mr. Dawson interjected that the draft resolution requires adequate landscaping to the north of the residential district. Otherwise staff will be able to determine if the landscaping is sufficient in the employee gathering area at the time it is submitted.

Ms. Scott stated that she thinks it's a great use of the building and it will be super cool and a great company.

No questions for the applicant

**Proponent**                    **None**

**Opponent**                    **None**

**Neutral**                      **None**

**Deliberations**

Mr. Fisher gives it a thumbs up

Mr. Rinnert stated that he thinks it's a good project for that building and it's nice to see something going in there. Looking forward to having them as a resident in West Chester.

Mr. Williams stated he can't imagine the landscaping being any more elaborate than what it was being a daycare. I think it's a great project.

Mr. Hahn stated he agrees with all comments. It's a good project for the community.

**Mr. Williams made a motion to approve Case # – FDP– 12-17-A Wetherington; Ruthman Companies Office. Mr. Rinnert seconds the motion.**

**Aye: Mr. Rinnert, Mr. Williams, Mr. Hahn, Mr. Fisher**

**Nay:**

**Motion carries 4 – 0**

**Administrative Business:**

The next meeting is February 26, 2018 @ 6:30 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:45 p.m.

**These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.**

Chairman:



James Hahn

Secretary:



Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 18-1  
WETHERINGTON; RUTHMAN COMPANIES OFFICE - FDP (12-17-A)**

**WHEREAS**, on February 9, 1993, the West Chester Township Board of Trustees approved a Zoning Map Amendment from R-1 (Suburban Residence District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (93-08), which included two lots containing a 3,025 square foot bank and a 7,289 square foot daycare center (subject site) on approximately 2.92 acres; and,

**WHEREAS**, on November 21, 1994, the West Chester Township Zoning Commission approved a Final Development Plan (94-34) for a 7,289 square foot daycare center on an approximately 1.02 acres; and,

**WHEREAS**, on September 16, 1996, the West Chester Township Zoning Commission approved a Revised Final Development Plan (96-27) for three (3), twenty-two (22) foot high, outdoor lighting devices for the previously approved daycare center; and,

**WHEREAS**, on October 16, 2006, the West Chester Township Zoning Commission approved a Revised Preliminary Development Plan (06-42) for a change of use from a 3,025 square foot bank to a 9,800 square foot medical office use on approximately 1.9 acres; and,

**WHEREAS**, on November 20, 2017, the West Chester Township Zoning Commission approved a Revised Preliminary Development Plan (17-20) for a change of use from a 7,289 square foot daycare center to a 8,138 square foot office on approximately 1.02; and,

**WHEREAS**, on December 19, 2017, Springhouse Architects, on behalf of Ruthman Companies, submitted an application requesting a Final Development Plan approval for a 8,138 square foot office on approximately 1.02; and,

**WHEREAS**, on January 22, 2018, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

**NOW, THEREFORE BE IT RESOLVED**, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby approve the aforesaid application as submitted with the following conditions:

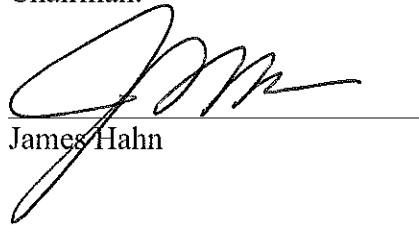
- 1.) A revised landscaping plan shall be submitted to the West Chester Township Community Development Department (WCTCDD) staff prior to an application for a zoning certificate with the following included:
  - a.) The area designated as “future employee outdoor space” shall be consistent with the designated picnic tables, walking paths, and landscaping approved on the Revised Preliminary Development Plan;
  - b.) Shall illustrate adequate landscape screening of the residential district to the north; and

- c.) Shall include an accompanying, detailed plant list, which provides an adequate quantity, size, and variety of landscaping to ensure adequate landscape screening.
- 2.) The accompanying description of the ten (10) foot wide, public use easement and the survey plat illustrating the easement along the frontage of the subject site, which were provided at the FDP stage by MSP Design, shall be recorded prior to a final zoning inspection.
- 3.) The property owner or a recorded property owners association 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.
- 4.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and West Chester Township at the zoning certificate approval process.
- 5.) The WCTCDD staff shall be authorized to approve minimal revisions to the approved FDP. Any changes to the plan that are required by other reviewing agencies shall be subject to approval by the WCTCDD staff.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval. This action shall take effect this 22<sup>nd</sup> day of January 2018.

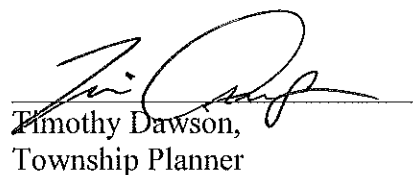
West Chester Township  
Butler County

Chairman:



James Hahn

Secretary:



Timothy Dawson,  
Township Planner