

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
March 19, 2018**

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

MEMBERS ABSENT: Bruce Fisher

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

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 7:00 p.m.

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

February minutes were approved as written.

Mr. Hahn stated that case # ZMA01-18 The Village North has formally requested a continuance to the April hearing. Mr. Hahn made a motion to accept and it was so moved and accepted.

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

New Business:

ZMA03-18 Brate Property

The applicant is NP West Chester Industrial, LLC. The applicant is requesting approval for a Zoning Map Amendment from A-1 (Agricultural District) to I-PUD (Industrial Planned Unit Development) and a Preliminary Development Plan for three (3) buildings totaling 642,504 sq. ft. consisting of office/industrial use on 45.8 acres located at 8341 Princeton-Glendale Road.

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 approve, approve with modifications, or deny the submitted Zoning Map Amendment and Preliminary Development Plan unless additional information is deemed necessary to make an

informed decision.

Questions

No questions from the Board at this time.

Applicant **Jeremy Michael**
 NorthPoint
 2060 Reading Road
 Cincinnati, OH 45202

We put together a brief presentation that I think will be helpful in illustrating how this connects to the development to the south side in regards to the masterplan.

Slide presentation was shown.

No questions from the Board.

Proponent **None**

Opponent **None**

Neutral **None**

Deliberations

Mr. Williams - I believe this project is going to do well. The storm water management piece is a concern but they are in the preliminary stages and I'm sure they will get it worked out before Final Development Plan.

Mr. Rinnert – I agree with Mr. Williams and that we'll have another chance to hear this at the Final Development Plan.

Mr. Hahn – I agree with the two of you. I don't really have that much more to add. They'll figure it out.

Mr. Williams made a motion to approve Case # – ZMA03-18 Brate Property with the recommendations and considerations made by staff. Mr. Rinnert seconds the motion.

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

Nay:

Motion carries 3 – 0 Welcome to West Chester Township

Administrative Business:


The next meeting is April 16, 2018 @ 6:30 p.m. This serves as Public Notice for this meeting.


Mr. Hahn adjourned the meeting at 6:55 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:

Secretary:


James Hahn


Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 18-4
BRATE PROPERTY
ZONING MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN
(A-1 to I-PUD)**

WHEREAS, on February 13, 2018 NP West Chester Industrial, LLC. submitted an application requesting a Zoning Map Amendment from A-1 (Agricultural District) to I-PUD (Industrial Planned Unit Development District) and a Preliminary Development Plan for three (3) buildings totaling 642,504 square feet of office/ light industrial use on approximately 45.8 acres; and,

WHEREAS, on March 13, 2018 the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on March 19, 2018 the West Chester Township Zoning Commission conducted public hearing for the aforesaid application.

NOW THEREFORE BE IT RESOLVED, that on the basis of the above actions and findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application with the following conditions:

- 1.) The permitted uses shall only include the Principal Permitted Uses of the West Chester Township Zoning Resolution's (WCTZR) O-1 and M-1 Districts, Articles 18.021 and 24.027.
- 2.) All recommendations of the Traffic Impact Study (TIS) and requirements of West Chester Township (WCT), in coordination with the Ohio Department of Transportation (ODOT) and the Butler County Engineer's Office (BCEO), shall be incorporated into the Final Development Plan (FDP). A copy of the approved TIS and letters of approval from the appropriate agencies shall be provided to the West Chester Township Community Development Department (WCTCDD) prior to the issuance of zoning certificate.
- 3.) The dedication of a public right-of-way or the granting of a public cross-access easement along the internal roadways shall be coordinated with WCT and the BCEO and approved at the FDP stage.
- 4.) An internal roadway shall be illustrated on the FDP intersecting the proposed access roadway and stubbed to the adjacent property to the south at the location noted on the Preliminary Development Plan (PDP) as the "future drive centerline." The internal roadway shall be coordinated with any future development on the adjacent property to the south and shall meet all WCT and BCEO requirements.
- 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 WCTCDD and the West Chester Township Fire Department and shall be incorporated into the FDP to ensure the site accommodates emergency services.

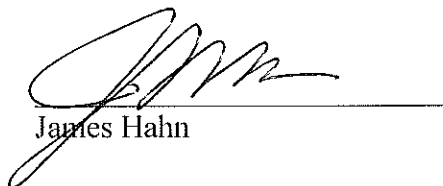
- 6.) Detailed grading plans and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all WCT and BCEO requirements prior to the issuance of a zoning certificate.
- 7.) All current Federal Emergency Management Agency (FEMA) floodways and floodplains shall be coordinated with the Butler County floodplain manager and illustrated on the FDP.
- 8.) A flood study shall be provided at the FDP stage and shall meet all Butler County floodplain management requirements prior to the issuance of zoning certificate.
- 9.) A wetland delineation study shall be provided at the FDP stage and shall meet all Butler County Soil and Water Conservation District requirements.
- 10.) Sub-surface drainage tile records shall be provided with the stormwater drainage plans at the FDP stage.
- 11.) Detailed utility plans shall be provided at the FDP stage and shall meet all WCT and Butler County Water and Sewer Department (BCWSD) requirements prior to the issuance of a zoning certificate in regard to the following:
 - a.) A water main connection shall be illustrated extending from the existing water main located along Princeton-Glendale Road (SR 747), looped through the site, and a further connection shall be coordinated with the development of the adjacent property to the south, which shall connect to the existing water main located within the adjacent parcel to the west; and,
 - b.) The sanitary sewer shall be illustrated extending from the internal access road past the east property line to provide a sewer connection to future development along Princeton-Glendale Road (SR 747).
- 12.) Detailed building elevations and floor plans shall be provided at the FDP stage.
- 13.) All dumpster locations and dumpster enclosure details shall be approved at the FDP stage. The enclosures shall comply with the provisions of the West Chester Township Zoning Resolution (WCTZR), Articles 10.031 and 23.04, excluding locations. Dumpster enclosures shall be located in a manner to reduce detrimental impacts to the adjacent residential districts.
- 14.) Trash pick-up shall occur between the hours of 7:00 a.m. and 7:00 p.m.
- 15.) A photometric analysis that demonstrates .02 foot candle levels along the north and west property lines shall be provided at the FDP stage.
- 16.) Light locations and light fixture details shall be provided at the FDP stage to ensure a consistent design that minimizes glare and light spillover onto the adjacent residential districts.
- 17.) A detailed landscaping plan shall be provided at the FDP stage to ensure adequate landscaping throughout the site. The landscaping plan shall demonstrate an adequate quantity, type, size, and spacing of tree plantings and any additional landscaping to ensure a well-appointed site, which meets all WCT requirements.

- 18.) All signage shall be approved at the FDP stage, which shall be pursuant to the WCTZR, Articles 10 and 23, excluding the display area of any tenant building signage.
- 19.) The display area for any tenant building signage shall not exceed thirty-two (32) square feet and shall be included to the sum of the total allowable building sign display area for any building wall.
- 20.) Internally-illuminated buildings signs shall only be permitted on the east and south building walls of "Building 1." All other building signs shall be non-illuminated.
- 21.) All ground sign structures shall be constructed with a high-quality, masonry material.
- 22.) 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 and all major landscaping shall be irrigated with a permanent system prior to the issuance of a zoning certificate.
- 23.) 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 in this recommended approval. This action shall take effect this 19th day of March, 2018.

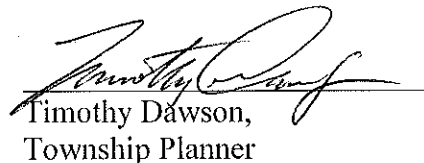
West Chester Township,
Butler County, OH

Chairman:



James Hahn

Secretary:



Timothy Dawson,
Township Planner