

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
July 16, 2018**

MEMBERS PRESENT: James Hahn, Bruce Fisher, Larry Whited
Doug Rinnert, Mark Murphy

MEMBERS ABSENT: Jim Williams

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

LOCATION: Township Hall

CALL TO ORDER: 6:32 p.m.

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

June minutes were approved as written.

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

Mr. Hahn stated that case # OWC-RCO 190; 8836 Cincinnati-Dayton Road has formally requested a continuance to the August 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:
RFDP06-18-A Voice of America; Chick-fil-A**

The applicant is GBC Design, Inc. The applicant is requesting a Revised Final Development Plan for a 456 s.f. rear addition, multi-lane order station, two free-standing canopies, and ADA space relocation located at 7733 Voice of America Centre Dr.

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 Revised Final Development Plan unless additional information is deemed necessary to make an informed decision.

No questions from the Board

Applicant **Allan Wiley**
565 White Pond Dr
Akron OH 44320

Mr. Wiley explained the reasons for the expansion and other changes.

Proponent **None**

Opponent **None**

Neutral **None**

Deliberations

No concerns or issues from the Board.

Mr. Rinnert made a motion to approve Case # – RFDP06-18-A Voice of America; Chick-fil-A with the conditions and considerations made by staff and other agencies. Mr. Murphy seconds the motion.

Aye: Mr. Fisher, Mr. Hahn, Mr. Murphy, Mr. Rinnert, Mr. Whited

Nay:

Motion carries 5 – 0

Administrative Business:

Mr. Hahn makes a motion to continue the Zoning Commission annual board appointments until the August 20th meeting. All members were in favor.


The next meeting is August 20, 2018 @ 6:30 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:44 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. 18-17
VOICE OF AMERICA; CHICK-FIL-A - RFDP (06-18-A)**

WHEREAS, on July 28, 1998, the West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) (98-36A) on July 28, 1998, which required a subsequent Preliminary Development Plan approval on approximately 75 acres; and,

WHEREAS, on December 20, 1999, the West Chester Township Zoning Commission approved a Preliminary Development Plan (99-25) for a retail center and nine (9) outlots on approximately 75 acres; and,

WHEREAS, on July 16, 2001, the West Chester Township Zoning Commission approved a Final Development Plan (01-17) for a retail center and eight (8) outlots on approximately 75 acres; and,

WHEREAS, on January 26, 2004, the West Chester Township Zoning Commission approved a Final Development (04-04) on January 26, 2004 for a Chick-fil-A restaurant with a drive-thru on approximately 1.4 acres; and,

WHEREAS, on July 17, 2012, the West Chester Township Zoning Commission approved a Revised Final Development Plan (12-08) for an additional drive-thru lane and modifications to the parking area; and,

WHEREAS, on June 12, 2018, GBC Design, Inc. submitted an application for a Revised Final Development Plan for a 456 square foot addition to the rear of the building; a multi-lane order station, to include two (2) canopy structures; and relocation of the ADA parking spaces; and,

WHEREAS, on July 16, 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 actions and findings, the West Chester Township Zoning Commission does hereby approve the aforesaid application with the following conditions:

- 1.) Two (2) yield signs shall be installed within the striped medians located along the north and west access ways, which is directed to south and eastbound, in-coming traffic to the site.
- 2.) All Butler County Engineer's Office requirements in regard to the stormwater drainage shall be met prior to a final zoning inspection.
- 3.) 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.

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 16th day of July 2018.

West Chester Township
Butler County

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner