

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
April 8, 2015 – Regular Meeting**

MEMBERS PRESENT: Mr. Moeller, Mr. Hackney, Mr. Whited,
Mr. Lenz, Mr. Riddell

MEMBERS ABSENT: Mr. Cavens

STAFF PRESENT: Cathy Walton, Code Enforcement Officer
Vicki Sparks, Administrative Assistant

CALL TO ORDER: 6:30 PM

ADJOURNMENT 9:03 PM

Mr. Hackney called the meeting of the West Chester Board of Zoning Appeals to order.

Ms. Walton called the roll.

BZA 15-08B Boys & Girls Club of West Chester/Liberty Township

Ms. Walton was sworn in by Mr. Hackney.

Ms. Walton presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments, outside agency comments, and case history. Ms. Walton stated that the applicant is requesting a conditional use for the property at 8735 Cincinnati-Dayton Road to allow a not-for-profit organization in an R-2, which is Single Family Residence district and also to allow two principal structures on one lot. Ms. Walton reviewed the standards for a conditional use with the board members.

Mr. Whited questioned if there were already plans in place to demolish the building regardless of whether this project goes forward. Ms. Walton stated that she didn't know.

Mr. Riddell questioned whether the property is owned by the Lakota School District. Ms. Walton stated that it is. Mr. Riddell questioned if the district would own the new building, as well. Ms. Walton stated that she wasn't sure if it was going to be parceled off or not and that the question could be directed to the applicant.

Mr. Hackney swore the applicant in.

**Applicant: Mike Parkinson
4805 Montgomery Road
Cincinnati OH 45212**

Mr. Parkinson stated that there are currently two existing structures on this property. Mr. Parkinson stated that they're trying to erect a new building as close as possible to the existing footprint as far as the location.

Mr. Riddell questioned who would own the building after it's built. Mr. Parkinson stated that the Boys and Girls Club would own the building and Lakota would own the land. Mr. Whited questioned whether it would remain that way. Mr. Parkinson stated that that was his understanding. Mr. Riddell questioned if that would be a lease. Mr. Parkinson stated that that was his understanding.

Mr. Lenz questioned if the enrollment center would remain as an enrollment center. Mr. Parkinson stated that it will remain but he wasn't sure what would happen down the road, whether it would be demolished or used as an educational tool for the Boys and Girls Club.

Mr. Riddell questioned again regarding Lakota's plans for the enrollment center. Mr. Parkinson stated that he did not know what the plans are.

Mr. Hackney questioned what the timing would be for the new building to go up. Mr. Parkinson stated that if approved, it would probably be June or July of this year.

Mr. Whited questioned how Lakota is being represented since the Boys and Girls Club doesn't own the property. Mr. Parkinson stated that the affidavit explains that Lakota is leasing the land to the Boys and Girls Club.

There was discussion between board members regarding the request. There was some discrepancy between the agenda and staff report.

Mr. Hackney stated that he thought that the actual case would supercede the agenda. And Mr. Whited stated that it looks like Lakota has given the Boys and Girls Club the right to act on Lakota's behalf.

Mr. Whited questioned what part of the property is being leased. Mr. Parkinson stated that it is the footprint of the building and the parking lot.

Mr. Moeller questioned if one building would be owned by Lakota and one by the Boys and Girls Club. Board members agreed that that is what they are trying to determine.

Mr. Riddell questioned whether there was a representative from Lakota present.

Ms. Mantia was sworn in by Mr. Hackney.

Applicant: Karen Mantia (Superintendent – Lakota Schools)
10567 Stablehand Drive
Cincinnati OH 45242

Mr. Hackney questioned Ms. Mantia if she could lend some clarity to this situation. Ms. Mantia stated that Lakota had entered into a land/lease agreement with the intention of leasing a section of the land to the Boys and Girls Club. Part of that lease included the demolition of the current building. She stated that a new building would be built on that footprint for the use of the Boys and Girls Club. Ms. Mantia stated that the Boys and Girls Club would be paying land lease to the school district for 50 years. Ms. Mantia stated that the other portion, that includes the parking lot, would be a shared facility between the school district for the enrollment center. She

stated that that particular building would still be owned by Lakota Schools for operations of enrollment.

Mr. Riddell questioned why Lakota did not make application since they own the property. Ms. Mantia stated that she didn't know.

Mr. Whited questioned what Ms. Mantia's position is with the schools. Ms. Mantia stated that she is the Superintendent of the Lakota Schools.

Mr. Hackney questioned if there were other modifications that are above and beyond the construction of the new building for the Boys and Girls Club, such as a detention pond. Mr. Parkinson stated that the Boys and Girls Club would be responsible for the runoff associated with the construction of the building, and that is why the detention pond is proposed.

Mr. Whited questioned if this is a fifty year lease. Ms. Mantia stated yes.

Ms. Alderson was sworn in by Mr. Hackney.

**Proponent: Patty Alderson
8222 LeSourdsville-West Chester Road
West Chester OH 45069**

Ms. Alderson stated that she felt that this is an important step for West Chester to serve the youth of our community. She stated that through her work with the Community Foundation, she was made aware that we have a need here to have a facility to take care of our children. Ms. Alderson stated that she approached Ms. Mantia regarding starting a Boys and Girls Club here in light of the fact that we have received a \$750,000 grant from the Attorney General of the State of Ohio. She stated that Ms. Mantia was excited about the possibility of filling that need and said that she would work to see what could be done. Ms. Alderson stated that when they looked into renting Union School, they were made aware that the National Boys and Girls Club would not accredit them due to the condition of the building. Ms. Alderson stated that they worked with the school board and determined that this was still the best location for the Boys and Girls Club and that it could also be useful to the community as it will have meeting rooms.

Mr. Whited questioned regarding the safety of the current building by use for anyone. Ms. Alderson stated that she believed that he was correct in that the building is unsafe for use.

Mr. Riddell questioned if the school would have regular school hours. Ms. Alderson stated that it would not. She stated that it would primarily be used from after school until around 7:00 pm. She stated that it would not be used on the weekends, but there would be activities every day during the summer, excluding weekends. She stated that the Boys and Girls Club has a curriculum that they would be following and that they have been very successful with it. Ms. Alderson stated that the high school kids would be separate from the younger children. She stated that in addition, they have a library, an art room, a dance studio, etc. She stated that they also help the children with their homework. She stated that they also teach things such as

economics, leadership, respect, and that they also encourage the community to get involved by coming in to work with the kids.

Mr. Riddell questioned whether this was just for the Lakota school district. Ms. Alderson stated that it is for anyone who lives in West Chester/Liberty Townships. She stated that they don't have to be a Lakota student. She stated that they can be home-schooled or attend private school.

Mr. Moeller questioned whether there would be any overnight activities. Ms. Alderson stated that there would not be. However, she stated that it would be available for the community to schedule gym space or meeting space.

Mr. Sennet was sworn in by Mr. Hackney.

Proponent: Mark Sennet
8685 Cincinnati-Dayton Road
West Chester OH 45069

Mr. Sennet stated that he owns the property next door to the proposed school. Mr. Sennet stated that he totally supports the proposal but wondered if conditions could be enacted. Mr. Hackney stated that they could. Mr. Sennet questioned regarding a turn lane. Mr. Lenz stated that that issue would not be addressed by this board. Ms. Walton stated that there is a road widening project being considered by the Butler County Engineers Office, but that this was not a West Chester issue. Mr. Sennet questioned whether a fence running parallel to his property was being considered. Mr. Hackney stated that it is not part of the original proposal but that he understands that it might be a concern for Mr. Sennet and that the board would consider that. Mr. Sennet also stated that he would like for drainage issues to be corrected as it causes a safety hazard on his property.

Mr. Smith was sworn in by Mr. Hackney.

Opponent: William Smith
5768 Woodbridge Lane
West Chester OH 45069

Mr. Smith stated that he is a long time resident of West Chester. Mr. Smith stated that he is involved with the historical society and wonders if the current building could be brought up to approved safety and building standards. Mr. Smith stated that he's not sure that this proposal is in the best interest of the township and he believes it could become a burden to the taxpayers.

Mr. Haverkos was sworn in by Mr. Hackney.

Opponent: Mark Haverkos
7356 Wethersfield Drive
West Chester OH 45069

Mr. Haverkos questioned the financial commitment for the township. Mr. Haverkos stated that he thinks the public needs more input on the request, and he has concerns regarding the look and feel of Olde West Chester. He stated that he doesn't believe that this building belongs where the applicant wants to put it.

Mr. Harms was sworn in by Mr. Hackney.

Opponent: Seth Harms
8724 Apple Blossom Lane
West Chester OH 45069

Mr. Harms stated that he had some concern and just wanted clarity regarding the woods that separates his property from the school property. Mr. Whited questioned whether there is a fence there. Mr. Harms stated that there is not. Mr. Lenz stated that the plans don't indicate any impact on the woods. Mr. Harms questioned whether anything could be done to ensure that the woods would not be impacted in the future. Mr. Hackney stated that the board would take Mr. Harms' concerns into consideration during deliberation.

Ms. Becknell was sworn in by Mr. Hackney.

Opponent: Mary Jo Bicknell
5171 Rialto Road
West Chester OH 45069

Ms. Bicknell stated that her concern is, "who owns the building?" She questioned who would take care of the building if funding is lost. Ms. Bicknell stated that she is associated with the historical society and has concerns about the demolition of this historic building.

Ms. Jones was sworn in by Mr. Hackney.

Opponent: Pam Jones
9238 Pilgrim Court
West Chester OH 45069

Ms. Jones stated that she was told recently that an expert had gone through the school and that it was found to be structurally sound. Ms. Jones wondered if this building might be used as a community center or offered to a charter school. Ms. Jones stated that she could not find any agreement between the school board and the Boys and Girls Club. Ms. Jones stated that she hates to see this building torn down if it isn't necessary.

Mr. Doan was sworn in by Mr. Hackney.

Opponent: Timothy Doan
8605 Park Place Circle
West Chester OH 45069

Mr. Doan stated that he has concerns about how this deal came about. Mr. Doan stated that there have been recent upgrades to the building and he doesn't understand why the school board would want to tear down a potential asset.

Neutral: None

Board Deliberation

Mr. Hackney reviewed the request and suggested that if people had questions regarding funding or the agreement between the Lakota School Board and the Boys and Girls Club, it would be best to direct those questions to the school board.

Mr. Lenz stated that it is sometimes cheaper to tear down an old building and rebuild, but he didn't know if that was the case here.

Mr. Whited stated that this building is not part of the Olde West Chester overlay district.

Mr. Moeller stated that he feels if there are two buildings there today, there should be no harm in having two buildings in the future.

Mr. Lenz stated that he felt the board's decision should not be based on whether the school board and the Boys and Girls Club have worked out details.

Mr. Riddell stated that he still felt it was strange that the property owner did not apply. Mr. Whited stated that Lakota had worked that out in the contract with the Boys and Girls Club.

Mr. Whited questioned regarding the fence and the hazard presented. There was discussion among the board and it was agreed that some of this would be Butler County's jurisdiction.

Mr. Riddell stated that he was in the building and he recognized the historical value of it. He stated that he has an issue with whether the building needs to be destroyed.

Mr. Lenz stated that since they are leasing the land for use of another facility on the property, why tear down something (enrollment center) that they are using now when they can continue to use it.

Mr. Whited stated that the property is not changing use. He stated that it was used for children in the past and that is what is being proposed now.

Mr. Riddell questioned what happens if funding is lost and the Boys and Girls Club can no longer continue. Mr. Lenz stated that that would be Lakota's problem.

Mr. Hackney stated that currently the building is vacant and Lakota has the right to do whatever they want with the building as far as taking it down or expanding it.

Mr. Moeller made a motion to approve BZA 15-08B as submitted, contingent on maintaining the woods.

Mr. Lenz seconded.

Mr. Whited questioned what would happen if there were trees that were required to be removed due to disease, such as the Ash trees.

Mr. Lenz stated that the verbiage could state that they not take down the woods that are currently there. Mr. Whited agreed that that would probably be the better way to state it.

Mr. Moeller stated that he would accept that change to the motion.

Aye: Mr. Moeller, Mr. Hackney, Mr. Whited, Mr. Lenz

Nay: Mr. Riddell

BZA 15-08A Boys & Girls Club of West Chester/Liberty Township

Ms. Walton was sworn in by Mr. Hackney.

Ms. Walton presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments, outside agency comments, and case history. Ms. Walton stated that the applicant is requesting a variance from the setback requirement for the property at 8735 Cincinnati-Dayton Road, which is in an R-2, Single Family Residence district, for a new principal structure. Ms. Walton reviewed the standards for a variance with the board members.

Mr. Parkinson was sworn in by Mr. Hackney.

**Applicant: Mike Parkinson
4850 Montgomery Road
Cincinnati OH 45212**

Mr. Parkinson reviewed the setbacks and explained that he felt that the slope of the land dictates the location of the building.

Mr. Riddell questioned why they could not meet the 6' setback. Mr. Parkinson explained that they wanted to allow for a safe zone between the parking lot and the building.

Proponent: None

Opponent: None

Neutral: None

Board Deliberation

Mr. Lenz stated that the encroachment is minor and he felt that it would be a substantial improvement on the current setback.

Mr. Moeller stated that he agrees with Mr.Lenz' comments.

Mr. Whited stated that he also agrees with the other board member's comments.

Mr. Lenz made a motion to approve the request for the variances in the setback on the front and the south side.

Mr. Riddell seconded.

Aye: Mr. Hackney, Mr. Whited, Mr. Lenz, Mr. Riddell, Mr. Moeller

Nay: None

BZA 15-09A Floyd Baker for GE Aviation

Ms. Walton was sworn in by Mr. Hackney.

Ms. Walton presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments, outside agency comments, and case history. Ms. Walton stated that the applicant is requesting a conditional use for the property at 9701 Windisch Road to allow storage of Class 4 flammable solid/reactive metals on the property, which is currently zoned M-2 General Industrial. Ms. Walton reviewed the standards for a conditional use with the board members.

Mr. Baker was sworn in by Mr. Hackney.

**Applicant: Floyd Baker
6200 Shearwater Drive
Fairfield OH 45014**

Mr. Baker presented those in attendance who could give more information on the proposed project.

Ms. Conrad was sworn in by Mr. Hackney.

**Applicant: Stephanie Conrad
1431 Roamant Drive
Dayton OH 45459**

Ms. Conrad explained the use and reviewed the technology of the new additive.

Mr. Lenz questioned if H3 is flammable or combustible. Ms. Conrad stated that she would need to defer to Ms. Wray to answer that.

Ms. Wray was sworn in by Mr. Hackney.

**Applicant: Sharon Wray
881 Linwood Avenue
Fairfield OH 45014**

Ms. Wray stated that there would be a storage container outside the facility to house reactive materials. Ms. Wray stated that it would have a fire suppression system and be temperature controlled. Mr. Hackney questioned if they had any issues with the requirements that the fire department had put on. Ms. Wray stated that they did not.

Mr. Lenz questioned what causes a reaction to this material. Ms. Wray stated that it would be water or moisture. Mr. Lenz questioned how it is unloaded and transmitted into the building. Ms. Wray explained that it is sealed and confirmed that it's not opened until it's taken into the building, which makes it much safer.

Mr. Moeller questioned how the material is handled. Ms. Wray reviewed the training and safety procedures that are in place.

Proponent: None

Opponent: None

Neutral: None

Ms. Walton stated that this process is being used at their current location in Sharonville.

Board Deliberation

Mr. Lenz stated that he thinks that the issues have been adequately addressed.

Mr. Moeller stated that since the fire department was ok with it, he was comfortable with it as well, but wanted to make sure that there is a procedure in place in case of any mishaps.

Mr. Riddell didn't have a problem with the proposal.

Mr. Moeller made a motion to approve BZA 15-09A as submitted with the requirements dictated by the fire department.

Mr. Whited seconded.

Aye: Mr. Whited, Mr. Lenz, Mr. Riddell, Mr. Moeller, Mr. Hackney

Nay: None

BZA 15-09B Floyd Baker for GE Aviation

Ms. Walton was sworn in by Mr. Hackney.

Ms. Walton presented the staff report including a PowerPoint presentation, current zoning in the area, aeriels, background of request, staff comments, outside agency comments, and case history. Ms. Walton stated that the applicant is requesting a variance for the property at 9701 Windisch Road, which is currently zoned M-2 General Industrial to allow accessory structures in a front yard area. Ms. Walton reviewed the standards for a variance with the board members.

Mr. Hackney questioned whether there would be any setback issues with the new buildings. Ms. Walton stated that there would not.

Mr. Hackney questioned if the owner was aware of this proposal since GE is a tenant. Ms. Walton stated that they are.

Mr. Baker was sworn in by Mr. Hackney.

Applicant: Floyd Baker
6200 Shearwater Drive
Fairfield OH 45014

Mr. Baker reviewed the site layout.

Mr. Whited questioned if the structures need to be separated from the building or could they be contained inside. Mr. Baker stated that it has to do with the cooling of the buildings and need to be outside.

Proponent: None

Opponent: None

Neutral: None

Board Deliberation

Mr. Whited stated that he has concerns about the big, massive buildings that we have with pieces that are leased out. He stated that he wondered what happens should GE leave this location. Mr. Whited questioned whether there should be conditions on the approval.

Mr. Lenz questioned whether it would be cheaper for them to leave the structures or take them with them.

Mr. Riddell stated that they appear to be modular type buildings, which could be taken with them.

Mr. Moeller stated that he thinks outbuildings tend to give a cluttered look to properties.

Mr. Lenz stated that he was not concerned with the appearance.

Mr. Whited made a motion to approve BZA 15-09B on the condition that if GE leaves, the outbuildings go away.

Mr. Moeller seconded.

Aye: Mr. Lenz, Mr. Riddell, Mr. Moeller, Mr. Hackney, Mr. Whited

Nay: None

BZA 15-10 Top Golf

Ms. Walton was sworn in by Mr. Hackney.

Ms. Walton presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments, outside agency comments, and case history. Ms. Walton stated that the applicant is requesting a variance for the property to be located at Civic Centre Boulevard, which is part of the CBD, to allow parking closer than four feet to the side and rear parking lines, closer than twenty-five feet to the front property line, structure to be higher than 120 feet and building signage in excess of the permitted 4% accessory. Ms. Walton reviewed the standards for a variance with the board members.

Mr. Hackney swore the applicant in.

**Applicant: Kevin Sheron
5111 Milam Street
Dallas TX 75206**

Mr. Sheron gave the history of and explained how the Top Golf business works.

Ms. McBride was sworn in by Mr. Hackney.

**Applicant: Anne McBride
5725 Dragon Way
Cincinnati OH 45227**

Ms. McBride reviewed the variance request, including parking variance, structure height and building signage.

Mr. Whited questioned if there were any issues with the proposed conditions that were listed. Ms. McBride stated that there were not.

Mr. Lenz questioned why the parking was so spread out. Ms. McBride stated that it was due to the shape of the property. Mr. Lenz stated that he has safety concerns for the people who will be walking through that parking lot.

Mr. Moeller questioned how much of the 25' setback is needed for parking. Ms. McBride stated that it would be over 20'.

Mr. Hackney questioned whether the signage is consistent with what Top Golf has at their other locations. Ms. McBride stated that it is.

Mr. Hackney questioned regarding the lighting height. Mr. Sharon reviewed the pole height and lighting requirements.

Mr. Wunnenberg was sworn in by Mr. Hackney.

Proponent: Chris Wunnenberg
8132 Dimmick Road
West Chester OH 45069

Mr. Wunnenberg stated that he represents the adjoining residential property owner and they are very supportive of this request. He explained the reason for the roundabout and the parking setbacks and also the reason for the type of signage that they're requesting. He stated that he felt that this event facility will be a very good thing for the township.

Ms. Felchner was sworn in by Mr. Hackney.

Proponent: Stacy Felchner
11636 Ken Road

Ms. Felchner stated that she represents Bass Pro and that they are very much in favor of this request.

Mr. Honerlaw was sworn in by Mr. Hackney.

Opponent: Steve Honerlaw
9431 Butler-Warren Road
West Chester OH

Mr. Honerlaw stated that he is a life-long resident of West Chester. He stated that he has concerns about the competition to his driving range business, which has been here for 25 years.

Neutral: None

Board Deliberation

Mr. Moeller stated that he has concerns regarding the large signage.

Mr. Lenz stated that the business name on the sign is not really that large.

Mr. Riddell stated that he doesn't think that the signage looks bad.

Mr. Lenz stated his concern regarding the safety of walkers in the parking lot.

Mr. Hackney stated that he has no problem with the height of the nets and the parking lot variance. He stated that he does have some concern with the size of the signage requested.

Mr. Whited stated that this is a unique business and that he feels that the sign enhances the building and is impressive.

Mr. Lenz made a motion to approve BZA 15-10 as submitted with the condition that all nets be maintained in good repair and all of the department comments be met.

Mr. Whited seconded.

Aye: Mr. Riddell, Mr. Whited, Mr. Lenz

Nay: Mr. Moeller, Mr. Hackney

ADMINISTRATIVE MATTERS

Board appointments:

Mr. Lenz made a motion to nominate Mr. Hackney to finish out his term.

Mr. Moeller seconded.

Aye: Mr. Moeller, Mr. Hackney, Mr. Whited, Mr. Lenz, Mr. Riddell

Nay: None

Mr. Whited made a motion to nominate Mr. Lenz as vice-chairman.

Mr. Moeller seconded.

Aye: Mr. Whited, Mr. Lenz, Mr. Riddell, Mr. Moeller, Mr. Hackney

Nay: None

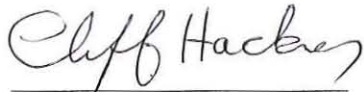
Mr. Hackney made a motion to approve the minutes from the March 11, 2015 meeting.

The next meeting will be Wednesday May 13, 2015, at 6:30 pm

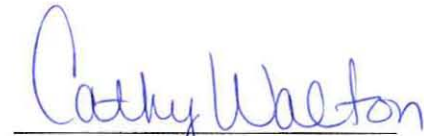
The board adjourned the April 8, 2015 meeting at 9:03 pm

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.

BZA Chairman:


Cliff Hackney

BZA Secretary:


Cathy Walton

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION GRANTING
APPLICATION NO. BZA 15-08A**

WHEREAS, Mike Parkinson for The Boys and Girls Club of West Chester/Liberty Township, on March 10 , 2015 filed Application No. 15-08A with the Board of Zoning Appeals under Article 10, Butler County, Ohio); and

WHEREAS, a public hearing was held on said application on April 8, 2015 notice of which was given to parties in interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, variances from the terms and conditions of the Zoning Resolution as will not be contrary to the public interest, and that are consistent with the criteria provided within the Zoning Resolution; and

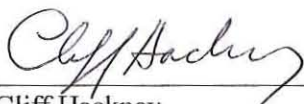
WHEREAS, the board has considered all of the information and testimony presented at the public hearing and concludes that the requested variances from the terms and conditions of the Zoning Resolution will not be contrary to the public interest and are consistent with the standard for variances set forth in the Zoning Resolution, paying particular attention to Section 8.053

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the request to allow a reduced side yard setback of 44.23' and front yard setback of 74' for a new principal structure with the following condition.

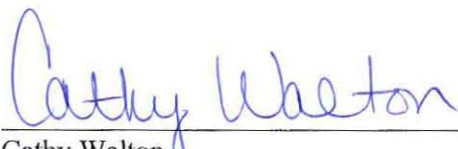
1. Construction cannot impact the woods to the rear of the property.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 8th day of April, 2015 and journalized on the 13th day of May, 2015.



Cliff Hackney
BZA Chairman



Cathy Walton
BZA Secretary

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION GRANTING
APPLICATION NO. BZA 15-08B**

WHEREAS, Mike Parkinson for The Boys and Girls Club of West Chester/Liberty Township, on March 10, 2015 filed Application No. 15-08B with the Board of Zoning Appeals under Article 10, Butler County, Ohio); and

WHEREAS, a public hearing was held on said application on April 8, 2015 notice of which was given to parties in interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

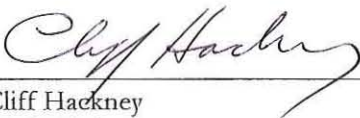
WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, conditional use or special exception zoning certificates for those uses which are specified as such by this Resolution; and

WHEREAS, the board has considered all of the information and testimony presented at the public hearing and concludes that the requested conditional use or special exception will not be contrary to the public interest and are consistent with the standard for variances set forth in the Zoning Resolution, paying particular attention to Section 8.023

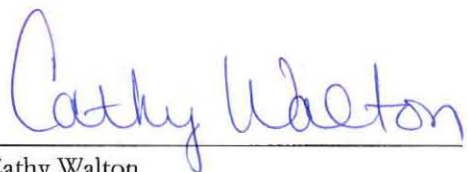
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the request to allow a not-for-profit organization in an R-2 (Single Family Residence) District and to allow two principal structures on one parcel.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 8th day of April, 2015 and journalized on the 13th day of May, 2015.



Cliff Hackney
BZA Chairman



Cathy Walton
BZA Secretary

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION GRANTING
APPLICATION NO. BZA 15-09A**

WHEREAS, Floyd Baker PEDCO E & A Services, on March 11 , 2015 filed Application No. 15-09A with the Board of Zoning Appeals under Article 10, Butler County, Ohio); and

WHEREAS, a public hearing was held on said application on April 8, 2015 notice of which was given to parties in interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, , conditional use or special exception zoning certificates for those uses which are specified as such by this Resolution; and

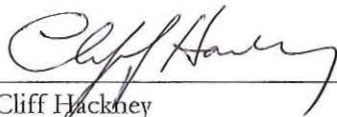
WHEREAS, the board has considered all of the information and testimony presented at the public hearing and concludes that the requested conditional use or special exception will not be contrary to the public interest and are consistent with the standard for variances set forth in the Zoning Resolution, paying particular attention to Section 8.023

THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the request to allow storage of class four flammable solid/reactive metals with the following condition.

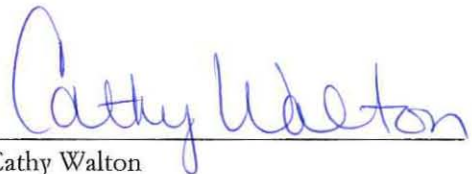
1. All Fire Department requirements are met.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 8th day of April, 2015 and journalized on the 13th day of May, 2015.



Cliff Hackney
BZA Chairman



Cathy Walton
BZA Secretary

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION GRANTING
APPLICATION NO. BZA 15-09B**

WHEREAS, Floyd Baker, PEDCO E &A Services for GE Aviation, on March 11, 2015 filed Application No. 15-09B with the Board of Zoning Appeals under Article 10, Butler County, Ohio); and

WHEREAS, a public hearing was held on said application on April 8, 2015 notice of which was given to parties in interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, variances from the terms and conditions of the Zoning Resolution as will not be contrary to the public interest, and that are consistent with the criteria provided within the Zoning Resolution; and

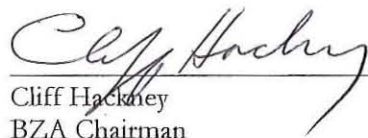
WHEREAS, the board has considered all of the information and testimony presented at the public hearing and concludes that the requested variances from the terms and conditions of the Zoning Resolution will not be contrary to the public interest and are consistent with the standard for variances set forth in the Zoning Resolution, paying particular attention to Section 8.053

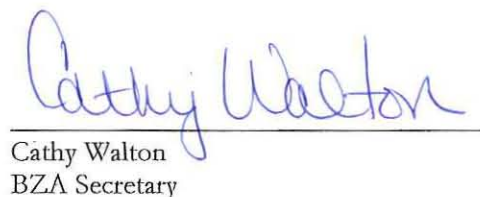
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the request to allow three accessory structures in the front yard area with the following condition.

1. All accessory structures are to be removed if the tenant vacates the property.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 8th day of April, 2015 and journalized on the 13th day of May, 2015.


Cliff Hackney
BZA Chairman


Cathy Walton
BZA Secretary

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION GRANTING
APPLICATION NO. BZA 15-10**

WHEREAS, Top Golf/Ted Helbron, on March 11, 2015 filed Application No. 15-10 with the Board of Zoning Appeals under Article 10, Butler County, Ohio); and

WHEREAS, a public hearing was held on said application on April 8, 2015 notice of which was given to parties in interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and,

WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, variances from the terms and conditions of the Zoning Resolution as will not be contrary to the public interest, and that are consistent with the criteria provided within the Zoning Resolution; and

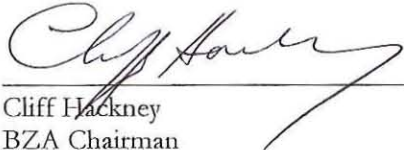
WHEREAS, the board has considered all of the information and testimony presented at the public hearing and concludes that the requested variances from the terms and conditions of the Zoning Resolution will not be contrary to the public interest and are consistent with the standard for variances set forth in the Zoning Resolution, paying particular attention to Section 8.053

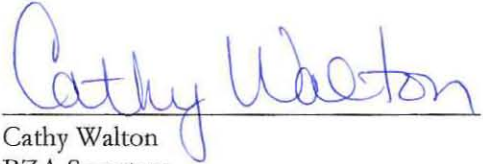
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the request to allow parking closer than 4' to the side and rear property line, closer than 25' to the front property line, a structure to be higher than 120' and building signage of 377 square feet on the west elevation and 870 square feet on the south elevation with the following conditions.

1. All nets be maintained in good repair and all other department comments be met.
2. No signage is permitted on the netting.
3. An encroachment agreement is needed for the parking lot and driving range field over the water main.
4. The net must be located so that the fire hydrant is on the parking lot side of the net.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted be and are hereby made a part of this Resolution.

Adopted at a regularly scheduled meeting of the West Chester Township Board of Zoning Appeals in session on the 8th day of April, 2015 and journalized on the 13th day of May, 2015.


Cliff Hackney
BZA Chairman


Cathy Walton
BZA Secretary