

**RESOLUTION NO. 22-2018**

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**RESOLUTION APPROVING PROPOSED TEXT AMENDMENTS TO THE WEST CHESTER TOWNSHIP ZONING RESOLUTION CONCERNING THE OLDE WEST CHESTER ROAD CORRIDOR OVERLAY DISTRICT, ACCESS MANAGEMENT REQUIREMENTS**

**WHEREAS**, on July 24, 2018, the West Chester Township Board of Trustees approved Resolution No. 16-2018 initiating text amendments to the West Chester Township Zoning Resolution in regard to Article 33.08, Olde West Chester Corridor Overlay District, Access Management Requirements; and,

**WHEREAS**, said text amendments were submitted to the Butler County Planning Commission, as required by law, for a recommendation to the West Chester Township Zoning Commission; and,

**WHEREAS**, on September 11, 2018, the Butler County Planning Commission conducted a public hearing and recommended approval of the proposed text amendments to the West Chester Township Zoning Resolution; and,

**WHEREAS**, said proposed text amendments were submitted to the West Chester Township Zoning Commission, as required by law, for a recommendation to the West Chester Township Board of Trustees; and,

**WHEREAS**, on September 17, 2018, the West Chester Township Zoning Commission conducted a public hearing for the proposed text amendments to the West Chester Township Zoning Resolution; and,

**WHEREAS**, the West Chester Township Zoning Commission conducted a public hearing and recommended approval of the proposed text amendments to the West Chester Township Zoning Resolution; and,

**WHEREAS**, by advertisement, a public hearing for the aforesaid Zoning Text Amendment to West Chester Township Zoning Resolution was conducted before the West Chester Township Board of Trustees on October 9, 2018; and,

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

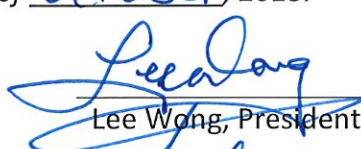
**NOW THEREFORE BE IT RESOLVED**, on the basis of the above findings, the West Chester Township Board of Trustees does hereby approve of said text amendments to the West Chester Township Zoning Resolution (known as Case ZTA 06-18) as initiated by West Chester Township Board of Trustees Resolution 16-2018 for the aforesaid application as documented and demonstrated in Attachment A.

## ATTACHMENT A

- 33.08 ACCESS MANAGEMENT REQUIEMENTS RECOMMENDATIONS. The Olde West Chester Road Corridor Overlay Plan contains a “Proposed Access, Vehicular, Circulation and Parking” design that recommends a rear alley access drive with identified ingress/egress points along the primary roadways.
- 33.081 All Minor and Major Use Changes shall be ~~required~~ **recommended, but not required**, to work toward the accomplishment of this access plan according to the following guidelines:
- 33.082 If the subject property contains an identified ingress/egress point, the curb cut, internal access drive and rear alley access drive ~~shall~~ **should** be installed immediately.
- 33.083 If there is a rear alley access drive on an adjoining property that provides direct access to the subject property, the rear alley access drive ~~shall~~ **should** be extended onto the subject property and installed immediately. All other curb cuts ~~shall~~ **should** be closed immediately.
- 33.084 If the subject property does not have direct access to an adjoining property via the rear alley access drive, the existing curb cut from the main roadway may be maintained as a temporary ingress/egress until permanent access to the rear alley access drive can be accomplished. However, a cross-access easement ~~shall~~ **should** be recorded immediately in the location of the future rear alley access drive.
- 33.085 A cross-access easement ~~shall~~ **should** be recorded for all rear alley access drives and identified ingress/egress points, which ~~shall~~ **should** benefit all properties in the Olde West Chester Road Corridor Overlay District.

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

Adopted this 23 day of October, 2018.

  
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Lee Wong, President

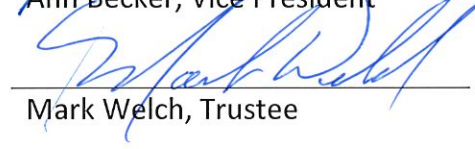
Yes  
\_\_\_\_\_  
Yes/No

  
\_\_\_\_\_  
Ann Becker, Vice President

Yes  
\_\_\_\_\_  
Yes/No

**ATTEST:**

  
\_\_\_\_\_  
Bruce Jones, Fiscal Officer

  
\_\_\_\_\_  
Mark Welch, Trustee

YES  
\_\_\_\_\_  
Yes/No

**APPROVED AS TO FORM:**  
  
\_\_\_\_\_  
Donald L. Crain, Law Director