

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
January 28, 2019**

MEMBERS PRESENT: Jim Hahn, Jim Williams, Bruce Fisher,
Mark Murphy, Larry Whited

MEMBERS ABSENT: Doug Rinnert

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

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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

November 2018 minutes were approved as written.

Mr. Dawson was sworn in.

RFDP01-19-A WCV Retail; Han's Tae Kwon Do

The applicant is Sang Won Han. The applicant is requesting a Revised Final Development Plan for a new indoor, commercial recreational use within unit L2 located at 8177 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 Revised Final Development Plan unless additional information is deemed necessary to make an informed decision.

No questions from the Board.

**Applicant Sang Won Han
8177 Princeton Glendale Rd**

Mr. Han had nothing to add to the presentation.

Mr. Hahn asked if he agreed with the recommendations and resolution as drafted by staff.

Mr. Han stated yes.

Proponent None

Opponent None

Neutral None

Deliberations

Mr. Whited had no issues or questions.

Mr. Murphy and Mr. Fisher like what was presented.

Mr. Williams stated that Martial Arts is the best form of discipline and supports it.

Mr. Han stated it's a great use of space.

Mr. Whited made a motion to approve Case # – RFDP01-19-A WCV; Tae Kwon Do with the conditions and considerations made by staff and other agencies. Mr. Williams seconds the motion.

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

Nay:

Motion carries 5 – 0

RFDP01-19-B Meade; 8945 Brookside

The applicant is Signs By Tomorrow. The applicant is requesting a Revised Final Development Plan for a new ground sign located at 8945 Brookside Ave.

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.

Mr. Hahn recused himself from the case.

No questions from the Board.

**Applicant Justin Girard
10126 Princeton Glendale Rd**

Mr. Girard had nothing to add to the presentation.

The Board did not have any questions for the applicant.

Proponent None

Opponent None

Neutral None

Deliberations

Board members did not have any issues with the application

Mr. Whited made a motion to approve Case # – RFDP01-19-B Meade; 8945 Brookside with the conditions and considerations made by staff and other agencies. Mr. Murphy seconds the motion.

Aye: Mr. Whited, Mr. Murphy, Mr. Fisher, Mr. Williams

Nay:

Motion carries 4 – 0

Mr. Hahn returns

FDP01-19-C Crossings of Beckett; Lot 5

The applicant is Beckett Partners I, LLC. The applicant is requesting a re-plat of Lot 4 & 5 to expand Lot 5 and a Final Development Plan for a 7,400 s.f., 1-story, multi-tenant, retail building consisting of retail and a drive-thru restaurant located at 7903 Crossings of Beckett Drive.

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

Questions from the Board:

Mr. Murphy asked for a more clear explanation of Butler County Engineer's Office

recommendation for the drive alignments.

Mr. Dawson explained what Butler County Engineer's Office wanted to do in helping circulation.

The Board discussed the access alignment and circulation issues.

**Applicant Bob Garlock/Bayer Becker
 6900 Tylersville Rd**

We are in agreement with the staff report and draft resolution. We have other members of the project here to answer any questions you may have.

No questions for the applicant at this time.

Proponent None

Opponent None

Neutral None

Deliberations

Mr. Whited stated he didn't see the illuminated sign being a concern for the residential area however he didn't know if that would set a precedent for future tenants.

Mr. Hahn and Mr. Williams both agreed.

Mr. Dawson stated he forgot to mention the landscaping plan. The entire site will be surrounded by tree plantings which will add further screening.

Discussion was continued regarding the illuminated signage.

Mr. Dawson explained the consideration that is before the Board at this time. If ZC decides they don't want to allow that then there would need to be a modification to add that condition to the draft resolution.

The ZC would not be setting a precedence; each case would be considered on a case by case basis.

Mr. Williams clarified that the only illuminated sign would be the one facing 747, which is necessary from a business standpoint. The other faces are pointing towards the roof top / residential areas. The outlets that are facing the residential areas we will have to be very restrictive there.

The applicant was asked to return to the podium.

Mr. Hahn asked if there's any indication that the sites further to the north will also be at the same finish floor elevation as these.

Mr. Garlock stated that preliminaries show that additional will set up higher. There will be a pretty good rise off of Hutzelman Way up to that next outlet.
If you are worried about a precedent, we would be ok with a condition of approval that says no future outlets to the north will be allowed any internal illuminated signs.

Mr. Whited totally disagrees with Butler County Engineer's Office with moving the drive. Prime times will cause a backup.

Discussion from the board regarding Mr. Whited's statement.

Mr. Williams made a motion to approve Case # – RFDP01-19-C Crossings of Beckett; Lot 5 with the conditions and considerations made by staff and other agencies. Mr. Hahn seconds the motion.

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

Nay:

Motion carries 5 – 0

ZMA01-19 Munafa Property

The applicant is Farnsworth Group. The applicant is requesting approval for a Zoning Map Amendment from B-2 (General Business District) to M-1 (Light Industrial District) on 23.6 acres located at the N.E. corner of Princeton Glendale Road and Port Union-Rialto 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 unless additional information is deemed necessary to make an informed decision.

No questions from the Board

**Applicant Eric Morris/Farnsworth Group
82 Remick Blvd
Springboro OH**

I'm here to answer any questions you might have. A representative from the developer is also here if you have any questions.

We have spoken with ODOT regarding the access road and we agree to get a variance as recommended.

Applicant **Darrell Phillips/Becknell Industrial**
2750 E. 146th St
Carmel, IN

We develop, spec, and build to suit light industrial warehouse/light manufacturing buildings. We do have two other buildings in West Chester. We think this is a good transition.

No questions for the applicant at this time.

Proponent **None**

Opponent **None**

Neutral **None**

Deliberations

All members were in agreement with the application / applicant.

Mr. Hahn made a motion to approve Case # – ZMA01-19 Munafo Property with the conditions and considerations made by staff and other agencies. Mr. Williams seconds the motion.

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

Nay:

Motion carries 5 – 0

ZMA02-19 Sharma; Mixed-Use

The applicant is Ranjit Sharma. The applicant is requesting approval for a Zoning Map Amendment from A-1 (Agricultural District) to SP-PUD (Special Purpose Planned Unit Development) for a mixed-use development consisting of neighborhood retail, restaurant, and 16 landminium lots on 4.76 acres located at 9774 Cincinnati-Columbus 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 unless additional information is deemed necessary to make an informed decision.

Questions from the Board:

Mr. Whited asked what does inverted design for a roadway mean.

Mr. Dawson gave an example of what an inverted design resembles.

Mr. Hahn asked if this application meets all the setback requirement.

Mr. Dawson answered that within a PUD setbacks are subject to the Zoning Commission. These are semi-detached building and each will have their own lot.

Discussion on setbacks.

Mr. Williams questioned the medium density. It seems like they are right at the limit.

Mr. Dawson stated the applicant may be the better person to reply to that. Several things need to be addressed and revised so the applicant may lose some of the density.

Mr. Hahn asked about the Fire Department review.

Mr. Dawson stated that three (3) people reviewed the plans and each required something different. If/When the Final Development Plan comes through, requirements could be different.

Applicant Bob Rothert/Abercrombie Assoc
3377 Compton Road

Ranjit Sharma, Owner/Developer, is also here.

Mr. Rothert addressed a few items of his concern.

Mr. Whited asked what they typically screen with for buffering.

Mr. Rothert stated evergreens and disithurs.

Mr. Hahn asked if the six units furthest to the east were going to drain west.

Mr. Rothert explained that it's kind of hard to see on the plan but it shows a down-spout collector to bring drainage to the detention pond. He went into further detail on the drainage for all areas.

Proponent None

Opponent Bill Huffman
9735 Tall Timber

Shared his concerns regarding traffic and ground water.

Monica Gregory
9747 Tall Timber

Shared her concerns regarding traffic and density.

Ann Wilson
9771 Tall Timber

I live directly behind the north end of the lot. Shared concerns about drainage, buffering, and traffic.

William Gregory
9747 Tall Timber

Shared concerns about traffic congestion, drainage, and lighting.

Neutral **None**

The applicant was asked to come back to the podium to address the residents' concerns.

Mr. Hahn wanted to discuss the drainage first.

Mr. Rothert explained drainage via the PowerPoint slides.

Mr. Hahn clarified that the Butler County is the one who signs off on drainage, not West Chester Township.

Mr. Murphy asked the applicant how he plans to address the traffic issues.

Mr. Rothert explained they will what Butler County Engineer's Office request.

Mr. Dawson stated what he thought Butler County might ask for.

Mr. Hahn asked Mr. Sharma if he felt he had adequate landscaping.

Mr. Sharma said yes and explained a few things regarding the landscaping. Mr. Sharma also stated the dollar range of the new homes which will increase current property levels.

Deliberations

Mr. Whited feels the water issue will work itself out. Roadways are never expanded to future expansion. There's just nothing we can do about the traffic.

Mr. Williams is not satisfied with the actual setbacks in which we can actually make a decision according to these plans. With this type of development I'm not in the mindset that we can approve anything at this time. There are too many open-ended questions with fire, drainage, traffic. I think it's just too much.

Mr. Hahn thinks the drainage is handled. I think it's one of the better plans I've seen. I will concur with him that once this site gets regraded that it will divert the water. Landscaping, I'm not comfortable with that. 12 trees across 90' of property; that's not enough. I think we can do a lot to increase the buffer.

Mr. Dawson interjected that we can address the landscaping at the Final Development Plan.

Mr. Hahn asked if this really has enough setback since we can control that. I think we need to reach an amicable position for all parties.

Now with respect to traffic; from Sharonville to Butler-Warren; it's a nightmare. This project isn't going to make it better. This project really isn't the problem; it's 42 in general.

Mr. Whited states we don't have authority to stop development however we do have a say if this case moves forward.

Mr. Hahn made a motion to approve Case # – ZMA02-19 Sharma; Mixed use with the conditions and considerations made by staff and other agencies. No one seconds the motion.

Mr. Williams made a motion to deny Case # – ZMA02-19 Sharma; Mixed use with the conditions and considerations made by staff and other agencies. Mr. Fisher seconds the motion.

Aye: Mr. Whited, Mr. Fisher, Mr. Williams

Nay: Mr. Hahn, Mr. Murphy

Motion carries 3 - 2

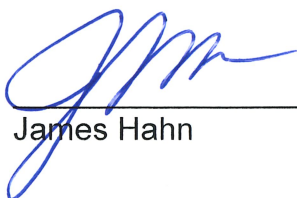
Administrative Business:

The next meeting is Monday, February 25, 2019 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 8:13 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. 19-1
WEST CHESTER VILLAGE RETAIL; HAN'S TAE KWON DO - RFDP (01-19-A)**

WHEREAS, on March 13, 2001, the West Chester Township Board of Trustees approved Zoning Map Amendment from R1-A (Suburban Residence District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (11-2001) for a 145,000 square foot multi-tenant, retail building and five outlots on approximately 39.25 acres; and,

WHEREAS, on June 16, 2003, the West Chester Township Zoning Commission approved a Revised Preliminary Development Plan (03-17) for a 25,100 square foot, multi-tenant building and a 4,600 square foot, multi-tenant building for retail uses on approximately 3.63 acres; and,

WHEREAS, on July 21, 2003, the West Chester Township Zoning Commission approved a Final Development Plan (03-21) for a 25,100 square foot, multi-tenant building and a 4,600 square foot, multi-tenant retail building for retail/ restaurant uses on approximately 3.63 acres; and,

WHEREAS, on November 17, 2003, the West Chester Township Zoning Commission approved a Revised Final Development Plan (03-37) for the addition of a patio area between the two buildings and to relocate the drive-thru to the south end of the large building; and,

WHEREAS, on December 19, 2018, Sang Won Han submitted an application requesting a Revised Final Development Plan approval for a new, indoor, commercial recreational use (Tae Kwon Do) within a 3,343 square foot unit within Building L (L2); and,

WHEREAS, on January 28, 2018, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

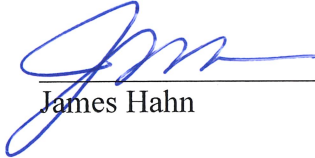
NOW, THEREFORE BE IT RESOLVED, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby approve the aforesaid application as submitted with the following conditions:

- 1.) The current approval shall only be granted for the designated use and corresponding tenant space area and the required parking. The WCV Retail C-PUD shall otherwise remain subject to the conditions as previously and last approved.
- 2.) 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.
- 3.) The WCTCDD staff shall be authorized to approve minimal revisions to the approved RFDP. 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 28th day of January 2018.

West Chester Township
Butler County

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 19-2
MEADE; BROOKSIDE; 8945 BROOKSIDE AVE – RFDP (01-19-B)**

WHEREAS, on September 9, 1997, the West Chester Board of Trustees approved a Zoning Map Amendment from R-PUD (Residential Planned Unit Development District) and B-1 (Neighborhood Business District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (42-97) for nine (9) buildings totaling 56,800 square feet for office uses and limited retail uses on 10.6 acres; and,

WHEREAS, on September 21, 1998 the West Chester Township Zoning Commission approved a Final Development Plan (98-29) for the subdivision layout only; and,

WHEREAS, on August 2, 1999, the West Chester Township Zoning Commission approved a Final Development Plan (99-22) for office buildings on Lots 22, 23, 24, and 25 of Brookside Park; and,

WHEREAS, on December 20, 2018, Greg Girard, on behalf of MWM Properties, LLC., submitted an application for a Revised Final Development Plan, to include a Major Architectural Modification, for a three and a half (3.5) foot high, wood, sand-blasted, ground sign with an eleven (11) square foot display area, located at 8945 Brookside Avenue; and,

WHEREAS, on January 2, 2019, the Olde West Chester Architectural Advisory Committee conducted a public hearing for the aforesaid application for a Major Architectural Modification and passed a motion to continue the hearing to allow the applicant to address concerns with the location of the ground sign; and,

WHEREAS, on January 8, 2019, the applicant submitted a revised sign plan for a wood, sand-blasted, twelve and a half (12.5) square foot building sign located on the front wall;

WHEREAS, on January 8, 2019, the Olde West Chester Architectural Advisory Committee conducted the continuance of the public hearing for the revised building sign plan.

WHEREAS, on January 28, 2019, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application with the revised sign plan.

NOW THEREFORE BE IT RESOLVED, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby concur with the recommendations of the Olde West Chester Architectural Advisory Committee and does hereby approve the aforesaid application with the following condition:

- 1.) Any indirect lighting shall be approved at the zoning certificate stage, which shall include a goose-neck light fixture design and LED bulb with a maximum Kelvin level of 4,000.
- 2.) Any future proposal to replace the previously approved “Brookside” office park sign, which was located on Lot 25 and removed due to the right-of-way expansion to widen Cincinnati-Dayton Road, shall only require an Olde West Chester Major Modification application and issuance of a zoning certificate.

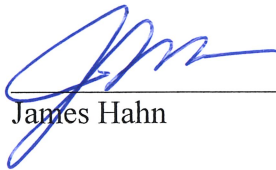
3.) All other new sign proposals shall otherwise remain subject to the conditions as previously and last approved.

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 28th day of January 2019.

West Chester Township
Butler County

Chairman:

Secretary:



James Hahn



Timothy Dawson
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 19-3
CROSSINGS OF BECKETT; LOT 5 – FDP (01-19-C)**

WHEREAS, on March 9, 2016, a Consent Decree was entered by the Butler County Court of Common Pleas upon agreement of the Plaintiffs and the Defendant (Case No. CV 2014 04 1006/ 2014 06 1623), which approved the aforesaid Zoning Map Amendment with modifications and conditions, which included the submission of a Revised Preliminary Development Plan (RPDP) to the West Chester Community Development Department for review; and,

WHEREAS, on May 10, 2016, the West Chester Community Development Department approved the aforesaid RPDP on the basis that it was consistent with the modifications and conditions of the Consent Decree; and

WHEREAS, on July 18, 2016, the West Chester Township Zoning Commission approved a Final Development Plan (16-13) for Phase I, which included a 131,620 square foot Kroger Marketplace with an attached 15,000 square feet of retail use, a fuel center (re-platted as Lots 1 and 2), the layout of outlots 4, 5, and 6 on the RPDP (re-platted as Lots 3, 4, and 5) and a landscape buffer lot (re-platted as Lot 6); and,

WHEREAS, on December 21, 2018, Ryan Silverman submitted an application requesting Final Development Plan approval for a 7,400 square foot, multi-tenant building, which includes retail/ restaurant uses on approximately 1.18 acres.

WHEREAS, on January 18, 2019, 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:

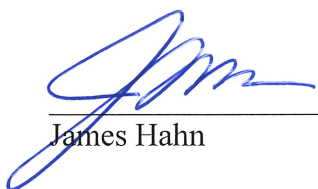
- 1.) All subsequent Final Development Plan (FDP) applications shall otherwise remain subject to the conditions as previously and last approved (Case No. CV 2014 04 1006/ 2014 06 1623).
- 2.) All access ways and internal roadways; connections and locations of fire hydrants; and all other applicable building and fire codes shall meet all West Chester Township Fire Department (WCTFD) and WCTCDD requirements prior to the issuance of a zoning certificate to ensure the site accommodates emergency services. Fire hydrants shall not be physically or visually obstructed.
- 3.) Detailed stormwater drainage plans and calculations shall be provided to the Butler County Engineer's Office and shall meet all requirements of the BCEO and WCT prior to the issuance of a zoning certificate.

- 4.) All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) prior to the issuance of a zoning certificate.
- 5.) The monument sign shall be approved as illustrated on the FDP.
- 6.) The recorded Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE) for Crossings of Beckett shall be amended with the record plat of Lot 8 and the approved site plan as a supplemental exhibits to the DCCRRE and shall be recorded prior to the final zoning inspection. A copy of the final, recorded DCCRRE site shall then be provided to the WCTCDD for the case file records.
- 7.) 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.
- 8.) Any additional 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 approval as modified by this resolution. This action shall take effect this 28th day of January 2019.

West Chester Township
Butler County

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 19-4
ZONING MAP AMENDMENT -
MUNAFO PROPERTY - ZMA 01-19 (B-2 to M-1)**

WHEREAS, on December 21, 2018, Eric Morris submitted an application requesting a Zoning Map Amendment from B-2 (General Business District) to M-1 (Light Industrial District) on approximately 23.6 acres; and,

WHEREAS, on January 9, 2019, the West Chester Township Land Use Planning Committee conducted a public hearing for the aforesaid application and recommended an amendment to the Comprehensive Land Use Plan's previous recommendation of a General Retail land use classification to an Office/ Light Industrial land use classification; and,

WHEREAS, on January 15, 2019, the Butler County Planning Commission conducted a public hearing for the aforesaid application and thereby concurred with the recommendation of the West Chester Township Land Use Planning Committee and recommended approval; and,

WHEREAS, on January 28, 2019, 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 concur with the recommendation of the West Chester Township Land Use Planning Committee and the Butler County Planning Commission and does hereby recommend approval of the aforesaid application.

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 28th day of January, 2019.

West Chester Township,
Butler County, OH

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 19-5
ZONING MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN -
9774 CINCINNATI-COLUMBUS ROAD; SHARMA MIXED USE – ZMA 02-19
(A-1 to SP-PUD)**

WHEREAS, on December 26, 2019, Ranjit Sharma submitted an application requesting a Zoning Map Amendment from A-1 (Agricultural District) to SP-PUD (Special Purpose Planned Unit Development District) and a Preliminary Development Plan for a 12,000 square foot, multi-tenant building consisting of retail/ restaurant uses and sixteen (16) single-family residential, condominium lots on approximately 5.1 acres (4.8 units/ acre); and,

WHEREAS, on January 15, 2019, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval with conditions; and,

WHEREAS, on January 28, 2019, 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 concur with the recommendation of the Butler County Planning Commission and does hereby recommend approval of the aforesaid application as submitted 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 District, excluding Articles 18.026 and 18.028; O-2 District, Article 19.028 only (excluding hospitals); B-1 District, excluding Articles 21.021, 21.025, and 21.027. The conditional use of an outdoor seating area shall be approved at the Final Development Plan (FDP) stage.
- 2.) The site access way location shall meet all Ohio Department of Transportation (ODOT) requirements at the FDP stage.
- 3.) The site access way egress and ingress lanes shall meet all ODOT requirements at the FDP stage.
- 4.) A variance request for the access spacing shall be submitted to the Ohio Department of Transportation (ODOT) and the applicant shall provide a copy of the ODOT variance approval letter to the Butler County Engineer's Office (BCEO) and (West Chester Township Community Development Department) WCTCDD prior to the issuance of a zoning certificate.
- 5.) All public right-of-way dedications shall be dedicated as required by ODOT, the BCEO, and (West Chester Township) WCT, which shall be illustrated on the FDP and the record, subdivision plat prior to a final zoning inspection.

- 6.) The easternmost drive aisle shall be constructed to extend and stub to the north property line at which time any development occurs on the adjacent property to the north.
- 7.) Any hammerhead turnarounds along the internal, drive aisles, as required by the West Chester Township Fire Department (WCTFD), shall be illustrated on the FDP.
- 8.) All connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes shall be coordinated with the WCTFD and shall be incorporated into each FDP to ensure the site accommodates emergency services. Fire hydrants shall not be physically or visually obstructed.
- 9.) Detailed grading plans, including the BCEO's one-foot contour information, and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all requirements of the BCEO and WCT.
- 10.) A storm drainage swale shall be illustrated along the extent of the proposed grading, which directs surface drainage as required by the BCEO.
- 11.) The stormwater drainage plans shall include a designed flood route and the existing storm pipe diameters flowing from the adjacent property to the north to the existing pipe located on the adjacent property to the south.
- 12.) The stormwater drainage system shall be designed to catch and direct surface drainage flows across Lots 6-11 to the detention area as required by the BCEO.
- 13.) The easternmost sanitary sewer main shall extend from Lot 7 through Lot 6 to the north property line to serve any future development that may occur on the adjacent property to the north.
- 14.) Detailed utility plans illustrating all water and sanitary sewer main connections, including existing water and sewer main; proposed water main looping through the site; and proposed sewer connections and extensions shall be provided at the FDP stage and shall meet all (Butler County Water and Sewer Department) BCWSD requirements.
- 15.) The five (5) foot wide, concrete sidewalk shall be constructed to extend and stub to the north property line along the west side of the easternmost, internal roadway within Lot 5 at which time any development occurs on the adjacent property to the north.
- 16.) The owner shall obtain a right-of-way permit from ODOT and a transfer of maintenance agreement approved by the West Chester Township Board of Trustee for the six (6) foot wide, concrete sidewalk located along the Cincinnati-Columbus Road (U.S. 42) frontage and the sidewalk shall meet all BCEO and WCT requirements prior to issuance of a final zoning inspection.
- 17.) Detailed building elevations shall be provided at the FDP stage, which shall demonstrate a minimum of fifty (50) percent high-quality, masonry building materials are being utilized throughout all buildings.

- 18.) Detailed floor plans and a detailed description of the units' high-quality interior finishes shall be provided at the FDP stage.
- 19.) Outdoor seating area plans shall be provided at the FDP stage, if applicable.
- 20.) Dumpster enclosure details shall be provided at the FDP stage. The enclosures shall be pursuant to the West Chester Township Zoning Resolution (WCTZR), Articles 10.031 and 20.043. The enclosure(s) shall be consistent with the high-quality, masonry building materials of the principle building.
- 21.) Light fixture details shall be provided at each FDP stage to ensure a consistent design that minimizes glare and light spillover.
- 22.) A photometric analysis shall be provided at the FDP stage, which shall demonstrate a .02 foot candle level along the adjacent residential subdivision(s).
- 23.) A detailed landscaping plan shall be provided at the FDP stage, which illustrates all bed plantings, including irrigation lines, and the ten (10) foot wide perimeter landscaping easement consistent with the preliminary landscaping plan.
- 24.) An easement note defining the maintenance of existing and proposed landscaping/ trees and the extent to which any clearing can occur within the perimeter, landscape easement shall be provided on the FDP and record plat.
- 25.) Internally-illuminated building signs shall be prohibited from facing the adjacent residential subdivision to the north and south.
- 26.) Two (2) monument signs shall be permitted on Lot 1 along the frontage. One (1) shall be provided for the commercial use, which shall be pursuant to the WCTZR, Article 20, and one (1) provided for the residential subdivision which shall be pursuant to the WCTZR, Article 11.
- 27.) The monument sign locations shall be approved at the FDP stage.
- 28.) The monument structure materials shall be consistent with the masonry building materials utilized on the corresponding buildings of the uses.
- 29.) A draft Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE), which establishes the homeowners' association (HOA), vehicular cross-access, and defines maintenance responsibilities for all common features/ easements throughout the residential subdivision, shall be provided to the WCTCDD for approval at the FDP stage.
- 30.) The DCCRRE shall include the record, subdivision plat as an exhibit. A copy of the record DCCRRE, containing all exhibits, shall then be provided to the WCTCDD for the case file records.
- 31.) The property owner of record for the commercial lot 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 landscaping beds shall be irrigated with a permanent system prior to the issuance of a zoning certificate.

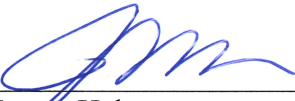
- 32.) A temporary construction road and vehicle staging area shall be illustrated on the existing conditions survey included in the FDP, which shall be designed to support all construction traffic in all weather conditions. All roadways to access the site shall be maintained free of any dirt, debris, dust, etc. due to the construction of the site.

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 28th day of January 2019.

West Chester Township
Butler County

Chairman:

Secretary:



James Hahn

Timothy Dawson
Township Planner