

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
January 9, 2019 – Regular Meeting**

MEMBERS PRESENT: Mr. Riddell, Mr. Lenz, Mr. Cavens, Mr. Thomas,
Mr. Simmons

MEMBERS ABSENT: None

STAFF PRESENT: Aaron Wiegand – Community Development Director

CALL TO ORDER: 6:30 PM

ADJOURNMENT 6:50 PM

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

Mr. Wiegand called the role. A quorum was established.

Mr. Lenz made a motion to approve the minutes of the December 12, 2018 meeting of the BZA, seconded by Mr. Thomas. Motion passed by unanimous vote, with Mr. Cavens abstaining.

Mr. Riddell swore in staff and public.

BZA 19-01 MAP Kingsgate, LLC

Mr. Wiegand presented the staff report including a PowerPoint presentation, current zoning in the area, aeriels, background of request, staff comments and case history. Mr. Wiegand stated that the applicant is requesting a variance to allow a business park identification sign with 200 sf of display area at a height of 21'7".

Mr. Thomas asked if the new signage would be consistent with the surrounding area. Mr. Wiegand confirmed it was similar to other business park identification signs in the area.

**Applicant: Bill Mees – Midland Atlantic Properties
8044 Montgomery Road – Suite 370
Cincinnati, Ohio 45236**

Mr. Mees stated his company has purchased the Kingsgate Center and is preparing to redevelop the site, including new facades on all buildings, upgraded site conditions and other improvements for the entire center. Mr. Mees shared a PowerPoint presentation regarding these planned improvements.

Midland Atlantic would like to remove three existing signs on the property in their entirety and also remove existing signage on the current business park identification sign while reusing the structural supports of the existing business park sign for use in the new proposed business park identification sign.

Mr. Lenz brought the existing roadway signage, including turn lane identification signs, to the attention of the applicant.

Mr. Simmons asked about potential signage along Cox Road. Mr. Wiegand clarified that the applicant would still be allowed signage on Cox Road, independent of the signage on Tylersville Road.

Proponent: None

Opponent: None

Neutral: None

Mr. Riddell closed the public comment and entered into Board Deliberation.

Board Deliberation

The Board entered into brief deliberation, with members expressing support for the application. The Board wished to condition removal of the existing signage, as presented by the applicant.

Mr. Lenz made a motion to approve BZA case 19-01 MAP Kingsgate, LLC with a condition that the existing four site pole signs (Big Lots, Radio Shack and vacant sign in rear) be removed in entirety and removal of signage on the existing business park identification sign while allowing re-use of structural supports for the new business park identification sign.

Mr. Simmons seconded the motion.

Aye: Mr. Cavens, Mr. Lenz, Mr. Riddell, Mr. Thomas, Mr. Simmons

Nay: None

BZA 19-02 Grainworks Brewing Company

Mr. Wiegand presented the staff report including a PowerPoint presentation, current zoning in the area, aerials, background of request, staff comments and case history. Mr. Wiegand stated that the applicant is requesting a variance to allow a reduction in the number of required on-site parking spaces from 43 to 31, a reduction of 12 spaces.

Mr. Cavens and Mr. Simmons asked for clarification on the proposed shared parking Grainworks has submitted with surrounding parking spaces on separate sites. Mr. Wiegand clarified that the only thing being considered by the Board is a reduction in on-site parking. The additional spaces considered by the neighboring properties is submitted only for context to the Board, but is not a consideration in the variance request for the Grainworks site.

Mr. Lenz requested clarification on if patio space was included in the parking requirement square footage. Mr. Wiegand stated that patio space is not included in parking spaces.

Mr. Riddell asked what changes occurred to require the variance. Mr. Wiegand stated that Grainworks is currently in compliance, but has recently expanded into additional space in the facility and thus increased the parking requirements.

Mr. Lenz recalled a previous case from Grainworks before the BZA for a variance on setbacks. Mr. Wiegand confirmed Grainworks had presented a previous case.

Applicant: **Steven Brock – Grainworks Brewing Company**
 Anthony Campailla - Grainworks Brewing Company
 7790 Service Center Drive
 West Chester, Ohio 45069

Mr. Brock indicated his company would like to expand into the entire facility on-site due to growth in their business. He stated that they have a relationship with the neighboring properties, which submitted a letter of support to the Board, and has provided site improvements and maintenance on the off-site parking spaces utilized by Grainworks.

Mr. Campailla stated they have worked closely with their neighboring properties to create a good relationship regarding parking and access. Mr. Campailla also brought to the Board a summary of new facility requirements due to fire code review of their location. Mr. Campailla also stated the neighboring properties have long term leases and he looks forward to a long-standing relationship regarding off-site parking.

Mr. Cavens asked if moving to a new location was an option if this variance request was not approved. Mr. Campailla confirmed it would be an option.

Mr. Thomas asked for clarification on which spaces are available for off-site parking. Mr. Campailla clarified these parking spaces.

Mr. Lenz asked to confirm that the expansion of Grainworks is all interior to the existing facility and does not include a physical addition. Mr. Campailla confirmed this is the case.

Proponent: **None**

Opponent: **None**

Neutral: None

Mr. Riddell closed the public comment and entered into Board Deliberation.

Board Deliberation

Mr. Thomas asked to confirm the existing striped spaces are in compliance with size and accessibility. Mr. Wiegand confirmed the spaces are all on private property and not subject to public roadway requirements. Mr. Wiegand did confirm that an on-site inspection indicated plenty of space for safe traffic controls.

Mr. Lenz asked for confirmation that the BZA decision has no legal bearing on the agreements Grainworks has with their surrounding neighbors. Mr. Riddell confirmed the only issue being determined by the BZA is a reduction in the on-site parking for Grainworks.

Mr. Cavens made a motion to approve BZA case 19-02 Grainworks Brewing Company as submitted.

Mr. Simmons seconded the motion.

Aye: Mr. Cavens, Mr. Lenz, Mr. Riddell, Mr. Thomas, Mr. Simmons

Nay: None

ADMINISTRATIVE MATTERS


Mr. Wiegand stated the February 13, 2019 meeting has no current applicants, but the submittal date is January 16th.

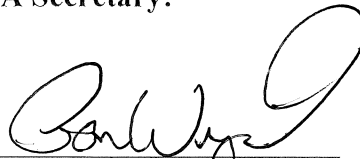
The Board adjourned the January 9, 2019 meeting at 6:50 p.m.

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.

BZA Chairman:

BZA Secretary:


Barry Riddell


Aaron Wiegand

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION GRANTING
APPLICATION NO. BZA 19-01**

WHEREAS, MAP Kingsgate, LLC, on December 12, 2018, filed application no. 19-01 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, seeking a variance to construct a business park identification sign in the B-2 (General Business) District as applied to the property located at 7747 & 7779 Tylersville Road Parcels # M5620-180-000-032 & M5620-180-000-026, Section 17, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on January 9, 2019 notice of which was given to parties of interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and


WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance will not be contrary to the public interest and is consistent with the West Chester 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 for a business park identification sign of 200 square feet of display area at a height of 21'7" with the following conditions:

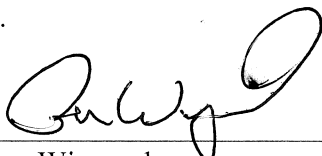
Three existing poles signs (Big Lots, Radio Shack and Vacant Sign in rear) on the property be removed in entirety. The existing business park identification sign will have all existing signage removed, with structural supports permitted to be incorporated into the new business park identification sign.

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 9th day of January 2019 and journalized on the 13th day of February 2019.



Barry Riddell
BZA Chairman



Aaron Wiegand
BZA Secretary

**WEST CHESTER TOWNSHIP BOARD OF ZONING APPEALS
RESOLUTION GRANTING
APPLICATION NO. BZA 19-02**

WHEREAS, Grainworks Brewing Company, on December 12, 2018, filed application no. 19-02 with the Board of Zoning Appeals under Article 8, Subsection 8.022 of the West Chester Zoning Resolution, seeking a variance to reduce the number of required on-site parking spaces in the M-1 (Light Industrial) District as applied to the property located at 7790 Service Center Drive Parcels # M5620-362-000-003 Section 18, Town 3, Range 2 (West Chester Township, Butler County); and

WHEREAS, a public hearing was held on said application on January 9, 2019 notice of which was given to parties of interest in writing and also by publication in a newspaper of general circulation in the Township at least ten (10) days prior to the date of the hearing in accordance with Section 519.15 of the Ohio Revised Code; and

WHEREAS, Article 8 et. seq. of the West Chester Zoning Resolution empowers the Board to authorize variances that will not be contrary to the public interest, and

WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested variance will not be contrary to the public interest and is consistent with the West Chester Zoning Resolution, paying particular attention to Section 8.053

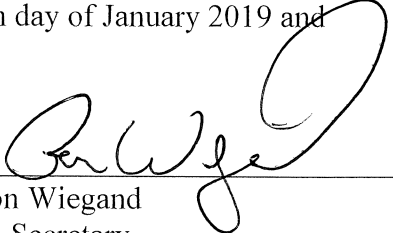
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby grant the request for a reduction in the number of on-site parking spaces from 43 to 31. Should the use of the facility change, additional parking requirements may be applicable.

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 9th day of January 2019 and journalized on the 13th day of February 2019.



Barry Riddell
BZA Chairman



Aaron Wiegand
BZA Secretary