

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
February 25, 2019**

MEMBERS PRESENT: Jim Hahn, Jim Williams, Bruce Fisher,  
Mark Murphy, Doug Rinnert

MEMBERS ABSENT: Larry Whited

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

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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

January 28, 2019 minutes were approved as written.

Mr. Hahn stated that case # ZMA03-19 Westfall Preserve has formally requested a continuance to the March hearing. Mr. Hahn made a motion to accept and it was so moved and accepted.

Mr. Dawson was sworn in.

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**RFDP 02-19-A Tylersville Square; Rainstorm Carwash**

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The applicant is RVP Engineering. The applicant is requesting a Revised Final Development Plan for a 3,760 s.f. drive-thru carwash.

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.

Questions from the Board:

Mr. Williams asked if there was any feedback on the internal drainage system.

Mr. Dawson said they wanted to ensure that none of the chemicals were going to be discharged into the storm system. They will need to meet all those requirements at the permitting stage.

Mr. Hahn asked about the signage requirement allowed.

Mr. Dawson explained what the applicant was allowed to do based on the West Chester Township Zoning Resolution.

**Applicant    Rob Painter  
                  RVP Engineering  
                  6230 Centre Park Dr**

Mr. Painter explained the question on circulation of the process and the assurance regarding the waste of the chemicals during the wash process. Also explained the parking/exit process.

We are good with all of staff's comments.

Mr. Williams questioned where the vacuum cleaners would be located.

Mr. Painter pointed out the location.

**Proponent            None**

**Opponent            None**

**Neutral                None**

**Deliberations**

Board members did not have any issues and were pleased the empty building will be redeveloped.

**Mr. Williams made a motion to approve Case # – RFDP 02-19-A Tylersville Square; Rainstorm Carwash with the conditions and considerations made by staff and other agencies. Mr. Murphy seconds the motion.**

**Aye: Mr. Hahn, Mr. Rinnert, Mr. Murphy, Mr. Fisher, Mr. Williams**

**Nay:**

**Motion carries 5 – 0**

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**Administrative Business:**

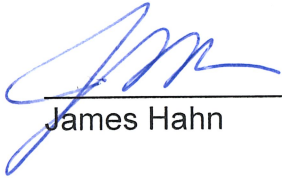
The next meeting is Monday, March 18, 2019 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:14 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:



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James Hahn



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Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 19-7  
TYLERSVILLE SQUARE; RAINSTORM CARWASH - RFDP (02-19-A)**

**WHEREAS**, on January 24, 1994, 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) and a Preliminary Development Plan (14-1994), which included a 119,062 retail building, five (5) outlots, one (1) interior lot, and an open space lot along the west property line, which was designated as a landscape buffer on approximately 33.28 acres; and,

**WHEREAS**, on September 19, 1994, the West Chester Township Zoning Commission approved a Final Development Plan (94-26) for outlots 3, 4, and 5, which include an O'Charley's restaurant, Steak-n-Shake drive-thru restaurant, and a CarX automobile repair station; and,

**WHEREAS**, the subject site was outlot 4, which consisted of a 3,630 square foot drive-thru restaurant on an approximately 1.2 acres; and,

**WHEREAS**, on January 22, 2019, RVP Engineering submitted an application requesting a Revised Final Development Plan approval for a 3,300 square foot drive-thru carwash on approximately 1.2 acres; and,

**WHEREAS**, on February 14, 2019, RVP Engineering submitted a revision to the Revised Final Development Plan approval for a 3,760 square foot drive-thru carwash on approximately 1.2 acres; and,

**WHEREAS**, on February 25, 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:

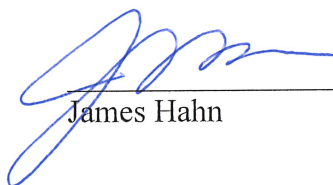
- 1.) Storm pipe sizing calculations shall be approved by the Butler County Engineer's Office (BCEO) prior to the issuance of a zoning certificate.
- 2.) A note shall be added to the utility plan, which states the pipes discharging from the building (CO-7 to EX CB 3) are for roof drainage only and there will not be any connection from any interior floor drain to the stormwater system. The utility plan shall meet all BCEO requirements prior to the issuance of a zoning certificate.
- 3.) All signage shall be pursuant to the West Chester Township Zoning Resolution (WCTZR), Article 20.
- 4.) Dumpster enclosure details shall be provided at the zoning certificate stage. The enclosures shall be pursuant to the WCTZR, Articles 10.031 and 20.043. The enclosure building materials shall be consistent with the high-quality, masonry building materials of the principle building.

- 5.) The property owner or a recorded property owners association 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.
- 6.) 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.
- 7.) The West Chester Township Community Development Department (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 25<sup>th</sup> day of February 2019.

West Chester Township  
Butler County

Chairman:

  
\_\_\_\_\_  
James Hahn

Secretary:

  
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Timothy Dawson,  
Township Planner