

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
May 20, 2019**

MEMBERS PRESENT: Jim Hahn, Jim Williams, Doug Rinnert
Mark Murphy, Larry Whited

MEMBERS ABSENT:

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.

March 18, 2019 minutes were approved as written.

Mr. Dawson was sworn in.

ZMA 04-19 Robert Geiger, Jr

The applicant is Robert Geiger. The applicant is requesting approval for a Zoning Map Amendment from R-PUD (Residential Planned Unit Development) to R1-A (Suburban Residence District) for 2 single-family residential lots on 5.41 acres.

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 recommend approval, approve with modifications, or deny the submitted Zoning Map Amendment unless additional information is deemed necessary to make an informed decision.

Mr. Williams asked if there was a requirement for the proposed septic system to tie into the sanitary.

Mr. Dawson stated that neither the County nor the Township requires it. The Health Dept. requirement is based on the acreage.

Mr. Hahn asked if there were any other requirements/conditions.

Mr. Dawson stated all the conditions need to be met at the permitting stage.

**Applicant Robert Geiger
6590 Spruce Creek
Liberty Twp. OH 45044**

Mr. Geiger explained the rezoning of the lot, the easement of the driveway, and the septic system.

Proponent None

Opponent None

**Neutral Thomas McGill
6764 Cincinnati Dayton Rd**

Asked what the setback of the driveway would be.

Mr. Dawson stated that the easement of the driveway meets all of the county requirements at this time. The only condition is that it's properly recorded and the deeds amended.

Mr. McGill also asked about the placement of the driveway.

Mr. Dawson explained that the driveway was planned to meet the line of sight requirements due to a dangerous bend in the road.

Deliberations

Mr. Whited feels this is a good outcome for this property; I'm only surprised with them putting in a septic system.

Mr. Hahn states this property has been seen a couple of times as potential and has fallen through. This project seems promising.

Mr. Whited made a motion to approve Case # – ZMA 04-19 Robert Geiger with the conditions and considerations made by staff and other agencies. Mr. Rinnert seconds the motion.

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

Nay:

Motion carries 5 – 0

FDP05-19-A TYSQ; Wieland Office/Retail

The applicant is Wieland Builders. The applicant is requesting a Final Development Plan for a 7,257 s.f., multi-tenant, office/retail building on 0.75 acres located on Tylersville Square Dr.

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.

Mr. Whited asked for clarification on the parking spaces.

Mr. Dawson explained the overage on spaces for office vs. retail.

**Applicant Jeff Wieland / Wieland Builders
 5982 Boymel Dr
 Fairfield OH 45014**

Wieland Builders has been in business for over 50 years. We specialize in custom building. We picked this location as a centralized area for 75/275; more in the areas that we are building. We are excited to bring our business to West Chester.

No questions for the applicant

Proponent None

Opponent None

Neutral None

Deliberations

Mr. Williams asked if there were any restrictions to the type of building materials or colors because this project will really stand out.

Mr. Dawson said there were not.

Mr. Hahn agrees with Mr. Williams however they are proposing office within a surrounding retail it is compatible fits the PUD so I don't think we can vote against it.

Mr. Rinnert made a motion to approve Case # – FDP05-19-A TYSQ; Wieland Office/Retail with considerations made by staff and other agencies. Mr. Murphy seconds the motion.

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

Nay:

Motion carries 5 – 0

Administrative Business:

The next meeting is Monday, June 17, 2019 @ 6:00 p.m. Community Development did not receive any new cases therefore the June meeting is cancelled. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:27 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:



Jim Hahn

Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 19-9
ZONING MAP AMENDMENT -
ROBERT GEIGER - ZMA 04-19 (R-PUD to R-1A)**

WHEREAS, on April 16, 2019, Robert Geiger submitted an application requesting a Zoning Map Amendment from R-PUD (Residential Planned Unit Development District) to R-1A (Suburban Residence District) on approximately 5.4 acres; and,

WHEREAS, on May 14, 2019, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

WHEREAS, on May 20, 2019, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

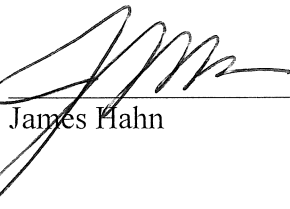
NOW THEREFORE BE IT RESOLVED, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application.

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 20th day of May, 2019.

West Chester Township,
Butler County, OH

Chairman:

Secretary:


James Hahn


Timothy Dawson,
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 19-10
TYLERSVILLE SQUARE; WIELAND OFFICE/ RETAIL - FDP (05-19-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 March 25, 1996, the West Chester Township Zoning Commission approved a Final Development Plan (96-12) for a 21,426 square foot Sears Hardware, which was in conjunction with a lot-split of the existing parcel; and,

WHEREAS, October 17, 2012, a Revised Final Development Plan (12-14) was approved for donation bins (44.25" Wide x 80" Tall x 46.5" Deep) to be located along the storefront against the building and under the building overhang, in addition to the removal of the existing iron bars at the north end of the building that enclosed the Sears outdoor display area; and,

WHEREAS, on October 31, 2012, the West Chester Township Community Development Department staff approved a zoning certificate (96-0558) for the new use of the Salvation Army within the existing 21,426 square foot building subject to Resolution 12-14; and,

WHEREAS, on April 16, 2019, Wieland Builders, LLC. submitted an application requesting a Final Development Plan approval for a 6,100 square foot, multi-tenant, office/ retail building on approximately .75 acres; and,

WHEREAS, on May 20, 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.) The permitted uses shall only include the Principal Permitted Uses of the West Chester Township Zoning Resolution's (WCTZR) O-1 District, excluding Article 18.021; O-2 District, Article 19.022, 19.026, 19.027, and 19.028 (excluding hospitals); and B-1 District, excluding Articles 21.021, 21.024, 21.025, 21.026, and 21.027.
- 2.) All signage shall be pursuant to the West Chester Township Zoning Resolution (WCTZR), Article 20.
- 3.) The dumpster enclosure building materials shall be consistent with the high-quality, masonry building materials of the principle building.
- 4.) 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;

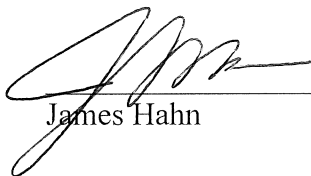
maintaining all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition.

- 5.) 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.
- 6.) The West Chester Township Community Development Department (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.
- 7.) A temporary construction road and vehicle staging area shall be illustrated on the existing conditions survey included in the FDP and submitted with the application for a zoning certificate. The roadway 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 approval. This action shall take effect this 20th day of May 2019.

West Chester Township
Butler County

Chairman:


James Hahn

Secretary:


Timothy Dawson,
Township Planner