

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
July 10, 2019 – Regular Meeting**

MEMBERS PRESENT: Mr. Riddell, Mr. Thomas, Mr. Hackney, Mr. Cavens, Mr. Simmons, Ms. Meridy Glenn (alternate, not seated)

MEMBERS ABSENT: None

STAFF PRESENT: Aaron Wiegand – Community Development Director

CALL TO ORDER: 6:00 PM

ADJOURNMENT 6:40 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. Thomas made a motion to approve the minutes of the June 12, 2019 meeting of the BZA, seconded by Mr. Hackney. Motion passed by unanimous vote.

Mr. Riddell swore in staff and all those who may give testimony.

BZA 19-03 Ayman Qawariq

Mr. Simmons made a motion to continue BZA 19-03 Ayman Qawariq to the August 14, 2019 meeting of the Board of Zoning Appeals. The meeting will be held at Township Hall at 6:00 pm.

Mr. Thomas seconded the motion.

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

Nay: None

Staff note – The applicant is expected to request a continuance to the September meeting as well, but such will be voted on by the Board at the August meeting.

BZA 19-05 West Chester Historical Society

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 conditional use in an R-2 Zoning District

July 10, 2019

for operation of a public building and property of an administrative, cultural, recreational or service type including such buildings to house not-for-profit organizations per Article 14.033. The more defined use is a museum for the West Chester Historical Society.

Mr. Simmons clarified the Board is only considering the Conditional Use for the property and not requirements that would be in place for any typical approval. Mr. Wiegand clarified that the Board is able to place conditions on such applications, however all permits are required to submit certain things for approval.

Applicant: **Dave Lindenschmidt, for the West Chester Historical Society**
6626 Station Road
West Chester, Ohio 45069

Mr. Lindenschmidt provided some historical background to the structure and noted the West Chester Historical Society (WCHS) was excited to operate the structure as a museum. Mr. Lindenschmidt noted the building would be open for some public hours and also used for field trips to groups such as schools, scouts and such. The WCHS will also hold their general member meetings in the facility. They will not rent the facility to private engagements.

The WCHS reached out to surrounding neighbors and have not received negative feedback. The WCHS was in agreement with the proposed conditions outlined in the Staff Report.

Mr. Hackney inquired to the membership numbers for the WCHS. Mr. Lindenschmidt provided the WCHS has a membership around 35-40, but regular active members number around a dozen.

Mr. Hackney inquired if the WCHS planned any outdoor exhibits. Mr. Lindenschmidt offered that the WCHS may have some items outside during special events in conjunction with Township events, but no permanent outdoor displays are planned at this time.

Proponent: **Dan Richards**
6677 Station Road

Mr. Richards is a neighboring property along Station Road. He voiced concern over the access points and the dangers of traffic along Station Road. Mr. Richards has voiced concerns over traffic issues to multiple levels of government agencies. Mr. Richards was in favor of the proposed use on the site.

Nancy Wyspianski
9087 Cascara Drive

Ms. Wyspianski provided history of the structure as one of the few remaining historical structures of its type in the area. As a teacher, Ms. Wyspianski is excited to offer the building to current students and the community as a whole.

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 discussed the potential conditions outlined by the Staff Report.

Mr. Riddell recommended an additional condition to help regulate outdoor displays on the site with staff review. The Board agreed with this addition.

Mr. Thomas made a motion to approve case BZA 19-05 West Chester Historical Society with conditions as outlined in Resolution 19-05.

Mr. Cavens seconded the motion.

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

Nay: None

ADMINISTRATIVE MATTERS

Organizational Meeting

Mr. Thomas made a motion to nominate Mr. Simmons for the position of Chair.

Mr. Cavens seconded the motion.

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

Nay: None

Mr. Simmons made a motion to nominate Mr. Thomas for the position of Vice Chair.

Mr. Cavens seconded the motion.


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

Nay: None

The Board adjourned the July 10, 2019 meeting at 6:40 p.m.

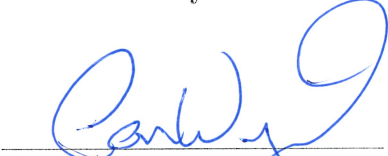
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must be prepaid.

BZA Chairman:



Barry Riddell

BZA Secretary:



Aaron Wiegand

**WEST CHESTER TOWNSHIP
BOARD OF ZONING APPEALS
RESOLUTION APPROVING APPLICATION NO. BZA 19-05**

WHEREAS, The West Chester Historical Society, on June 10, 2019 filed Application No. 19-05 with the Board of Zoning Appeals under Article 8, subsection 8.04 of the West Chester Township Zoning Resolution, seeking a conditional use for operation of a public building and property of an administrative, cultural, recreational or service type including such buildings to house not-for-profit organizations per Article 14.033, in a R-2 district as applied to the property at 6670 Station Road, West Chester Ohio 45069 and containing Parcel # M5610-023-000-019 in Section 22, Town 3, Range 2; (West Chester Township, Butler County, Ohio); and

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

WHEREAS, Article 8 et. seq. of the Zoning Resolution empowers the Board to authorize upon appeal in specific cases, conditional uses or special exception zoning certificates for those uses which are specified as such by the Resolution; and

WHEREAS, the Board has considered all of the information and testimony presented at the public hearing and concludes that the requested conditional use will not be contrary to the public interest and is consistent with the standard for conditional use set forth in the Zoning Resolution, paying particular attention to Section 8.054, subject to conditions laid forth below:

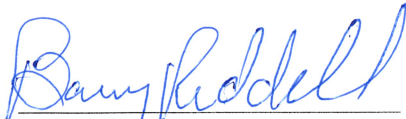
THEREFORE BE IT RESOLVED, that by virtue of the foregoing, the Board of Zoning Appeals does hereby approve the request for a conditional use solely for a historical museum and general operations of the West Chester Historical Society as stated in application No. 19-05, with the following conditions.

- A new driveway and curb-cut must be located and approved by the Butler County Engineer's Office. The existing driveway will not be permitted to remain unless specifically approved by the Butler County Engineer's Office.
- Additional parking should be located on the southeast end of the property, near the adjacent commercial property.
- General operations shall take place during daytime hours (generally defined as 8:00-5:00). Evening activities shall be limited in nature to those activities that are conducive to the residential character of the neighborhood.
- The facility is to be used for the general purposes of the West Chester Historical Society's mission and not rented for private parties or gatherings including, but not limited to, wedding receptions, birthday and graduation parties.
- Natural landscape barriers on the applicant's property along the west, north, and east property lines shall remain in similar nature to the conditions as of this application.

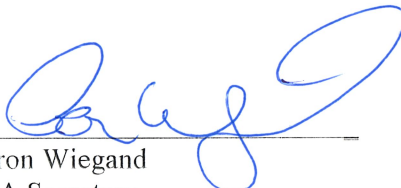
- Any outdoor displays must be submitted to West Chester Community Development staff for approval prior to display. Items staff deems to be long-term or in conflict with the stated goals of this Resolution shall require approval by the Board prior to display.

BE IT FURTHER RESOLVED, that all plats, plans, applications and other data submitted by 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 10th day of July, 2019 and journalized on the 14th day of August, 2019.



Barry Riddell
BZA Chairman



Aaron Wiegand
BZA Secretary