

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
October 21, 2019**

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

MEMBERS ABSENT: Jim Hahn

STAFF PRESENT: Timothy Dawson, Township Planner
Beverly Worley, Administrative Assistant
Austin Musser, FBT; Legal Representation

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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

Mr. Rinnert made a motion to approve September minutes unless there were changes or corrections, seconded by Mr. Williams. Motion carried unanimously.

Mr. Dawson was sworn in. Mr. Dawson swore in case participants.

RFDP 09-19-A Schreiber, Catalyst Counseling

The applicant is Catalyst Counseling, LLC. The applicant is requesting a Revised Final Development Plan for a 2,795 s.f. medical office on .95 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 approve, approve with modifications, or deny the submitted Revised Final Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Whited asked for clarification of the property line.

Mr. Dawson gave the clarification.

Mr. Williams asked for clarification on the landscaping dot shown.

Mr. Dawson explained this as one of the conditions that needed to be taken care of

Applicant **Lindsay Back**
 Christy Hughes
 8809B Cincinnati-Dayton Rd

Ms. Hughes stated that most of the landscaping conditions have been completed and the rest will be done as requested.

Mr. Williams asked for an explanation of the business.

Ms. Back spoke of their business model.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All Board members were in agreement that this business is very good for the community

Mr. Whited made a motion to approve Case # - RFDP 10-19-A Schreiber, Catalyst Counseling with the conditions and considerations made by staff and other agencies. Mr. Williams seconded the motion.

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

Nay:

Motion carries 5 - 0

Administrative Business:

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

Mr. Rinnert adjourned the meeting at 6:15 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.

Vice Chairman:

Secretary:


Doug Rinnert


Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 19-18
SCHREIBER; CATALYST COUNSELING, RFDP (OWC-RCO 205/ 10-19-A)**

WHEREAS, on April 14, 1993, the West Chester Township Board of Trustees approved a Zoning Map Amendment from Transitional Residence District (R-3) to Commercial Planned Unit Development District (C-PUD) and Preliminary Development Plan (93-17) for the use of the existing house as a cafe and the existing cottage as a manicure shop; and,

WHEREAS, on May 17, 1993, the West Chester Township Zoning Commission approved a Final Development Plan (93-09) for a cafe in the existing house and a manicure shop in the existing cottage with site improvements; and,

WHEREAS, on April 17, 1995, the West Chester Township Zoning Commission approved a Revised Final Development Plan (95-13) for an addition of a deck to the previously approved cafe; and,

WHEREAS, on March 25, 1996, the West Chester Township Zoning Commission approved a Revised Final Development Plan (96-08) for an addition to the previously approved manicure shop; and,

WHEREAS, on May 17, 2004, the West Chester Township Zoning Commission approved a Revised Final Development Plan (04-24) for a change of use from the manicure shop to a tack shop with minor site improvements; and,

WHEREAS, on October 15, 2007, the West Chester Township Zoning Commission approved a Revised Final Development Plan (07-18) for a 680 square foot addition for the use of a photography studio; and,

WHEREAS, on September 17, 2019, Catalyst Counseling, LLC., submitted an application for a Revised Final Development Plan for development for a change of use from the photography studio to a medical office, in conjunction with a Major Architectural Modification (OWC-RCO 205), which included new paint and ground sign display, on approximately .95 acres; and,

WHEREAS, on October 2, 2019, the Olde West Chester Architectural Advisory Committee conducted a public hearing for the aforesaid application for a Major Architectural Modification and recommended approval with conditions; and,

WHEREAS, on October 21, 2019, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid applications for the change of use and Major Architectural Modification; and,


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 Olde West Chester Architectural Advisory Committee and does hereby adopt and affirm this Resolution and the following conditions, in issuing its approval of the aforesaid case.

- 1.) The permitted uses shall only include the Principal Permitted Uses of the West Chester Township Zoning Resolution's (WCTZR) B-1 District, excluding Article 21.025 and the Conditional Use of an outdoor seating area shall require an approval of a Revised Final Development Plan.
- 2.) Revisions to the Development Plan shall be submitted to the West Chester Township Community Development staff for approval within thirty (30) days, which illustrates the following:
 - a.) An annotation stating sign display the materials as a wood or composite, sand-blasted material;
 - b.) Landscaping along the front yard and south building wall, which adequately screens the utilities from the public right-of-way;
 - c.) A landscaping bed along the base of the sign structure; and
 - d.) Dumpster enclosure elevations, which meet the WCTZR, Article 33.136.
- 3.) The entire building shall consist of a wood or composite material siding within ten years of this approval date.
- 4.) The indirect lighting of the ground sign shall be an LED bulb with a maximum Kelvin level of 4,000.
- 5.) The subject site shall comply with all requirements of the West Chester Township Zoning Resolution and the adopted Property Maintenance Code prior to a final zoning inspection.
- 6.) All comments from other agencies shall be adequately addressed to the satisfaction of the agencies and West Chester Township (WCT) during the zoning certificate approval process.

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 21st day of October 2019.

West Chester Township
Butler County

Vice Chairman:



Doug Rinnert

Secretary:



Timothy Dawson
Township Planner