

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
December 16, 2019**

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

MEMBERS ABSENT: Mark Murphy

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

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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

Mr. Rinnert made a motion to approve November minutes, seconded by Mr. Williams. Motion carried unanimously. Mr. Dawson called the roll.

Mr. Hahn made a motion to approve Resolution 19-19; all were in favor;
Mr. Hahn made a motion to approve Resolution 19-20; all were in favor;

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

ZMA07-19 Giant Plaza

The applicant is Giant Plaza LLC. The applicant is requesting zoning change approval from B-1 (Neighborhood Business District) to B-2 (General Business District) on 1.8314 acres located at 9433 Cincinnati Columbus Road

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.

No questions from the Board.

Applicant **Tim Grieve**
 TGA
 Cincinnati OH

Mr. Grieve reaffirmed the plan description as Mr. Dawson read and explained the use of the speakers in the back of the building and the outdoor seating.

Mr. Dawson gave further description of the landscaping.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All the Board Members agree that this is an improvement to the area and feel this is a good project.

Mr. Hahn publicly thanked the applicant for going above and beyond what is needed in the B-2 district.

Mr. Whited made a motion to approve Case # - ZMA07-19 Giant Plaza with the conditions and considerations made by staff and other agencies. Mr. Grow seconded the motion.

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

Nay:

Motion carries 5 - 0

Mr. Hahn recuses himself from the next case

FDP12-19-A Keefe Tract 2, Lot 5; GE Credit Union

The applicant is Morelia Group. The applicant is requesting a Final Development Plan for a single story, 4,176 s.f. credit union use with drive-thru on 0.986 acres located at 7560 Fosters Lane.

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.

No questions from the Board.

Applicant **Christopher Hildebrant**
 Morelia Group
 8600 Governor's Hill Dr., Ste 160
 Cincinnati OH

Mr. Hildebrant agrees with moving the monument sign to the south side of the building. We agree with the restrictions that staff has asked us to make.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All the Board Members agree this is a good project.

Mr. Grow made a motion to approve Case # – FDP12-19-A Keefe Tract 2, Lot 5; GE Credit Union with the conditions and considerations made by staff and other agencies. Mr. Whited seconded the motion.

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

Nay:

Motion carries 4 – 0

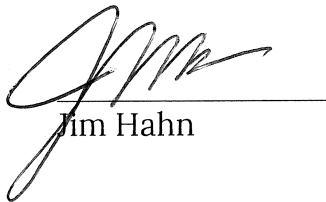
Administrative Business:

The next ZC meeting is Monday, January 27, 2020 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Rinnert adjourned the meeting at 6:32 p.m.

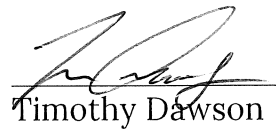
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

Chairman:



Jim Hahn

Secretary:



Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 19-21
ZONING MAP AMENDMENT -
GIANT PLAZA - ZMA 07-19 (B-1 to B-2)**

WHEREAS, on November 7, 2019, Giant Plaza, LLC., submitted an application requesting a Zoning Map Amendment from B-1 (Neighborhood Business District) to B-2 (General Business District) on approximately 1.83 acres; and,

WHEREAS, on December 10, 2019, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended denial; and,

WHEREAS, on December 16, 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 16th day of December, 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. 19-22
KEEFE; TRACT 2; GENERAL ELECTRIC CREDIT UNION - FDP (12-19-A)**

WHEREAS, on March 9, 2004, 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 Preliminary Development Plan (16-2004) that established the permitted uses and the access points to the site, including the extension of Tylers Place Boulevard to Hamilton-Mason Road (now Liberty Way) on approximately 47.82 acres; and,

WHEREAS, on February 9, 2016, the West Chester Township Board of Trustees approved a Zoning Map Amendment from C-PUD (Commercial Planned Unit Development District) to SP-PUD (Special Purpose Planned Unit Development District) and Preliminary Development Plan (04-2016) for Tracts 2 and 3, which included a mixed-use development of retail, restaurant, office, and residential uses on 18.15 acres; and,

WHEREAS, on October 17, 2016, the West Chester Township Zoning Commission approved a Final Development Plan for Phase 1 of Tracts 2 and 3 (16-18) for construction of the site, to include site grading, utilities, a stormwater retention area, Taylor Street, Private Street A, and Private Street B and the construction of sidewalks, street lighting, and landscaping along Taylor Street, Private Street A, and Private Street B; and,

WHEREAS, on June 19, 2017, the West Chester Township Zoning Commission approved a Final Development Plan for Phase 2 of Tracts 2 and 3 (17-12) for construction of the site, to include further site grading and utilities, a privacy fence, and initial landscaping within the landscape buffers along the south and west property lines; construction of Taylor Street, Private Street A, and Private Street B and the sidewalks; construction of street lighting and landscaping along Taylor Street, Private Street A, and Private Street B; and construction of sidewalks, fencing, and landscaping, along Liberty Way/ Hamilton-Mason Road; and,

WHEREAS, on April 16, 2018, the West Chester Township Zoning Commission approved a Final Development Plan for Phase 1 of Tract 3 (18-8) for a four-story, fifty-five (55) unit, 87,352 square foot, multi-family residential building with a partial sub-surface parking garage and construction of the remaining site for future Phases 2 and 3, to include site grading and utilities, and construction of the landscaping within the landscape buffers along the south and west property lines and along

Foster Lane (previously known as Taylor Street), Private Streets C and D and along the Liberty Way/ Hamilton-Mason Road frontage on approximately 5.7 acres; and,

WHEREAS, on August 19, 2018, the West Chester Township Zoning Commission approved a Final Development Plan for Tract 2, Lot 8 (19-12) for a two-story, 30,650 square foot Planet Fitness on approximately 2.99 acres; and,

WHEREAS, on November 12, 2019, Christina Scavone, on behalf of Morelia Group, submitted an application requesting a Final Development Plan on Lot 5 for approval of a 4,176 square foot GE Credit Union with a drive-thru on approximately .99 acres; and,

WHEREAS, on December 16, 2019, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

NOW, THEREFORE BE IT RESOLVED, that the West Chester Township Zoning Commission does hereby approve the aforesaid application as submitted with the following conditions:

- 1.) Revisions to the Final Development Plan (FDP) shall be submitted to the West Chester Township Community Development Department (WCTCDD) staff for approval within thirty (30) days with the following included:
 - a.) Vehicle stacking spaces illustrated, which shall meet the West Chester Township Zoning Resolution, Article 17.041, requirements for a bank use;
 - b.) The ground sign and landscaping plan for the base of the ground sign structure illustrated within the southernmost landscape island;
 - c.) On sheet A201:
 - Drawing note # 5 shall be removed on the south elevation; and
 - d.) On sheet C102:
 - The note “floor drain” on the west side of the storm basin shall be relabeled as “yard drain” and the pipe should be illustrated as twelve (12) inches in diameter;
 - The depth of the existing water main shall be verified and noted.
- 2.) As-built information of the existing storm drainage system and detailed stormwater drain pipe sizing calculations shall be provided to the Butler County Engineer’s Office (BCEO). All BCEO comments and concerns shall be addressed

prior to the permitting stage and all requirements of the BCEO and WCT shall be met prior to the issuance of a zoning certificate.

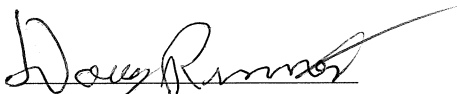
- 3.) All access ways and internal roadways; connections and locations of fire hydrants; and all other applicable building and fire codes shall meet all West Chester Township Fire Department (WCTFD) and WCTCDD requirements prior to the issuance of a zoning certificate to ensure the site accommodates emergency services.
- 4.) All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) prior to the issuance of a zoning certificate.
- 5.) All building signage shall be pursuant to the West Chester Township Zoning Resolution, Article 20 in regard to display area.
- 6.) Internally-illuminated building light fixtures and signage shall be prohibited from facing to the south.
- 7.) One (1), four (6) foot high, monument sign shall be permitted to be located within the southernmost landscape island. The sign shall only be permitted to be externally-illuminated with LED lighting at a maximum of a 4,000 level on the kelvin color scale.
- 8.) The base of the monument sign structure shall be constructed with materials matching the approved masonry materials of the principle building.
- 9.) The property owner or a recorded property owners' association for the overall PUD 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.
- 10.) The draft Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE) for the Oaks at Wetherington, which establishes the new property owner and includes the record plat and/or the approved site plan as exhibits to the DCCRRE, shall be submitted to staff for approval prior to the issuance of a zoning certificate and recorded prior to the final zoning inspection. A copy of the final, recorded DCCRRE shall then be provided to the WCTCDD for the case file records.

- 11.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate review stage.
- 12.) The 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.
- 13.) The temporary construction road and vehicle staging area shall be coordinated with the BCEO and WCT prior to the issuance of a zoning certificate, which 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.

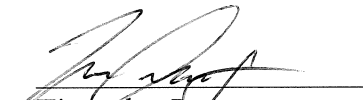
BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval. This action shall take effect this 16th day of December 2019.

West Chester Township
Butler County

Vice Chairman:


Doug Rinnert

Secretary:


Timothy Dawson
Township Planner