

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
May 18, 2020**

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

MEMBERS ABSENT: Richard Grow, Doug Rinnert

STAFF PRESENT: Timothy Dawson, Township Planner
Beverly Worley, Administrative Assistant
Carly Sherman, 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. A quorum was established.

Mr. Murphy made a motion to approve February minutes, seconded by Mr. Whited. Motion carried unanimously. Mr. Dawson called the roll.

Mr. Hahn made a motion to approve Resolution 20-3; all were in favor, 4-0

Mr. Dawson was sworn in. Mr. Dawson swore in case participants for the first case.

ZMA02-20 Ghizas Property

The applicant is George Ghizas. The applicant requested a zoning change approval from B-1 to B-2 on 1.26 acres located at 7412 Tylersville 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 **George Ghizas**
 Owner

Mr. Ghizas stated this is pretty straight forward. Hoping to find a new tenant with a drive-thru service.

No questions from the Board.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All Board members agreed this was a good move to change the zoning.

Mr. Whited made a motion to approve Case # - ZMA02-20 Ghizas Property based on staff comments and other agency recommendations. Mr. Williams seconded the motion.

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

Nay:

Motion carried 4 - 0

A short recess was taken. Upon return, Mr. Dawson swore in case participants.

FDP04-20-A New Life Church; Phase I

The applicant is New Life Church. The applicant requested a Final Development Plan approval for a single story, 23,394-s.f. church on 19.8 acres located on Cincinnati Dayton Road, south of I-75.

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 Final Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Williams asked for additional clarification on the phasing process.

Mr. Dawson explained what is included in each of the 2 phases.

Mr. Hahn asked about trees within the landscaping.

Mr. Dawson pointed out where the trees will be and explained why they were asked to put in additional tree landscaping.

**Applicant Lonnie Snell
Senior Pastor**

Mr. Snell thanked the Board for this opportunity and presented the history behind New Life Chapel. He shared his concerns regarding trees and landscaping during the initial phase. Mr. Snell also explained the changes from the preliminary plan

Discussion took place between the applicant and the Board regarding the trees in Phase I vs. Phase II.

Mr. Hahn asked Mr. Snell if 300 parking spots were enough and if a traffic study was completed.

Mr. Snell explained his reasoning on the amount of parking spaces. He believed the traffic study took place at the zoning / preliminary stage.

Proponents None

Opponents None

Neutral None

Deliberations

Mr. Dawson gave a more detailed explanation for the islands. Conditions were made by the Trustees back in 2017 for the landscape islands; Resolution 20-2017.

Mr. Dawson also stated that the traffic study was completed at the preliminary stage

and the Trustees did add conditions that during certain holidays and events to have traffic controlled.

Mr. Murphy asked if the 10 islands in the middle were removed, would that be adequate.

Mr. Dawson stated that what is being proposed is what Staff felt was adequate.

Mr. Hahn stated islands are nice for looks. However he explained why pavements are compromised with islands.

The Board discussed catch basins / excess water.

Mr. Dawson stated he had it addressed in condition 2.

The applicant was asked back to the podium to discuss when Phase II will begin.

Mr. Hahn made a motion to approve Case # - FDP-04-20-A New Life Church; Phase 1 based on staff comments and other agency recommendations with condition modifications. Mr. Williams seconded the motion.

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

Nay:

Motion carried 4 - 0

ZMA03-20 Cassinellis Property; WCTC Bldg. 8

Mr. Dawson swore in case participants.

The applicant is Northpoint Development. The applicant requested a zoning change approval from A-1 to M-2 on 24 acres located at 8711 Princeton Glendale 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 McElroy**
Northpoint Development

We have worked with Mr. Dawson in the past with our seven other buildings. We will work with Tim and staff on screening. Mr. McElroy gave an update on the project.

Mr. Murphy asked if there would be a left turn lane off of 741 to turn into the project. He stated he was concerned about traffic back-up.

Mr. Dawson stated he would check into that. He thought there would be a left turn lane.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All Board members agreed this was a good project.

Mr. Murphy made a motion to approve Case # – ZMA03-20 Cassinellis Property; WCTC Bldg. 8 based on staff comments and other agency recommendations. Mr. Williams seconded the motion.

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

Nay:

Motion carried 4 – 0

ZMA04-20 Brate II; Republic Wire

Mr. Dawson swore in case participants.

The applicant is Republic Wire. The applicant requested a zoning change approval from A-1 to I-PUD and a Preliminary Development Plan approval for a 400,000-s.f. warehouse distribution facility on 15.24 acres located at 8341 Princeton Glendale Rd.

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 and Preliminary Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Murphy asked Mr. Dawson to confirm the issues with this application.

Mr. Dawson stated the issues with parking and sidewalk.

Mr. Hahn asked for clarification on the parking count.

Mr. Dawson explained the requirement of parking spaces for warehouse distribution vs. office space.

The Board continued discussion before calling up the applicant.

Applicant **Ron Rosenbeck**
 Republic Wire

Mr. Rosenbeck stated that the official applicant is 4R Investments LLC. This is an additional building to what they already own on Union Centre. This building is for distribution. Mr. Rosenbeck explained their request for reduction in parking.

Mr. Hahn asked if any office space will be going into this building.

Mr. Rosenbeck stated about 15-20,000 feet of office space. 20-25 people.

Mr. Williams asked what the property is zoned for.

Mr. Dawson stated light industrial, no manufacturing.

Mr. Williams stated then the parking request could be accurate.

Mr. Whited asked Mr. Rosenbeck what items he is not in agreement with Staff.

Mr. Rosenbeck shared his concerns with the Board and Staff.

Proponents **None**

Opponents **None**

Neutral **Tim McElroy**
 Northpoint Development

Mr. McElroy congratulated the applicant on their success. It's not what they thought was going there when Northpoint built. Mr. McElroy pointed out some issues with this project.

The applicants Engineer was asked to the podium

Dave Clark
MSP Engineers

Mr. Clark stated that they are aware of the need to develop an emergency access for the Fire Dept., that there's storm draining issues, and that there's screening considerations. He also shared his concern on the bike path.

Mr. Rosenbeck was asked to the podium.

Mr. Hahn asked how quick this project needed completed.

Mr. Rosenbeck stated that the plan was to start this year/early next year however now with the economy, it's not on a fast track. Most likely it will be next year.

Mr. Rosenbeck shared his concerns about the bike path.

Mr. Hahn opened conversation with Staff to discuss if the Board had enough information to recommend this case to the Trustees; parking, bike path, sidewalk.

Mr. Dawson agreed with the Board that continuing the case would give the applicant more time to get engineering plans or make changes to their preliminary plan.

Deliberations

The Board discussed their concerns with the lack of information needed to recommend approval.

Ms. Sherman (FBT) advised if the applicant agreed, the case can be continued for 30 days or the Board can approve for recommendation as is and the Trustees could modify it further.

The Board was in agreement that more information was needed therefore, the case

should be continued.

**Mr. Hahn made a motion to continue Case # - ZMA04-20 Brate II; Republic Wire.
Mr. Williams seconded the motion.**

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

Nay:

Motion carried 4 - 0

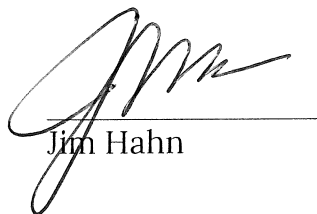
Administrative Business:

The next ZC meeting is Monday, June 15 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 9:06 p.m.

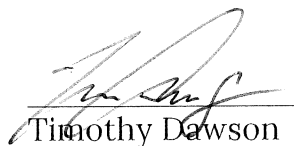
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audiotape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

Chairman:



Jim Hahn

Secretary:



Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 20-4
ZONING MAP AMENDMENT -
GHIZAS PROPERTY - ZMA 02-20 (B-1 to B-2)**

WHEREAS, on February 20, 2020, Ghizas Company, LLC., submitted an application requesting a Zoning Map Amendment from B-1 (Neighborhood Business District) to B-2 (General Business District) on approximately 1.11 acres; and,

WHEREAS, on March 10, 2020, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

WHEREAS, on March 16, 2020, the West Chester Township Zoning Commission passed a motion to continue the case to the April 20, 2020 hearing; and,

WHEREAS, on April 20, 2020, the West Chester Township Zoning Commission passed a motion to continue the case to the May 18, 2020 hearing; and,

WHEREAS, on May 18, 2020 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 18th day of May, 2020.


West Chester Township,
Butler County, OH

Chairman:

Secretary:



James Hahn



Timothy Dawson,
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 20-5
NEW LIFE CHAPEL; PHASE I - FDP (04-20-A)**

WHEREAS, on June 13, 2017, the West Chester Township Board of Trustees approved a Zoning Map Amendment from R-1 (Suburban Residence District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (20-2017) for the consolidation of four lots for the construction of three buildings at a total of 96,345 square feet for a church campus on approximately 18.1 acres; and,

WHEREAS, on March 16, 2020, Choice One Engineering, on behalf of New Life Chapel, Inc., submitted an application requesting a Final Development Plan for Phase I of the site, which includes a 23,394 square foot church on approximately 17 acres; and,

WHEREAS, on April 20, 2020, the West Chester Township Zoning Commission passed a motion to continue the case to the May 18, 2020 hearing; and,

WHEREAS, on May 18, 2020, 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.) 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.
- 2.) 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.
- 3.) 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.
- 4.) A draft easement agreement, providing legal access to the adjacent property to the south, with the construction and maintenance responsibilities clearly defined, shall be provided to the WCTCDD for approval at the Phase I, FDP stage and shall be recorded prior to the issuance of a zoning certificate.
- 5.) A detailed landscaping plan and planting schedule shall be provided with the Phase II FDP and/or within four (4) years of this approval, which illustrates screening

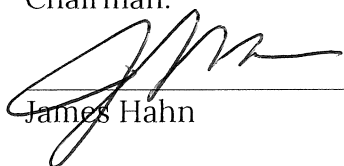
elements along the south property line, to include an adequate quantity, size, and spacing of evergreen tree plantings; and

- 6.) All signage shall be pursuant to the West Chester Township Zoning Resolution (WCTZR), Article 20 in regard to display area.
- 7.) Internally-illuminated building light fixtures and signage shall be prohibited from facing to the south.
- 8.) The base of all monument sign structures 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.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate review stage.
- 11.) 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.
- 12.) 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.

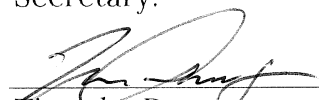
BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval. This action shall take effect this 18th day of May 2020.

West Chester Township
Butler County

Chairman:


James Hahn

Secretary:


Timothy Dawson,
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 20-6
ZONING MAP AMENDMENT -
CASSINELLIS PROPERTY; WEST CHESTER TRADE CENTER, BUILDING 8 -
ZMA 03-20 (A-1 to M-2)**

WHEREAS, on April 20, 2020, NorthPoint Development submitted an application requesting a Zoning Map Amendment from A-1 (Agricultural District) to M-2 (General Industrial District) on approximately 24 acres; and,

WHEREAS, on May 12, 2020, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

WHEREAS, on May 18, 2020 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 18th day of May, 2020.

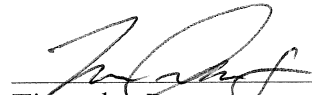
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