

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
April 21, 2014**

MEMBERS PRESENT: Jim Williams, Doug Rinnert,  
Susan Hendel, Jim Hahn, Art Hupp

MEMBERS ABSENT: Bruce Fisher

STAFF PRESENT: Bryan Behrmann, Planner  
Vicki Sparks, Administrative Assistant

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 8:30 p.m.

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

Minutes were presented from the Zoning Commission meeting from January 27, 2014 and approved as submitted.

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**University Pointe-RFDP Highway Pylon Sign, 04-14-A**

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Mr. Behrmann stated that the subject property is located on the east side of Interstate 75, approximately 1,000' north of Tylersville Road. He stated that this property was rezoned from Agricultural (A-1) to Commercial Planned Unit Development (C-PUD) on February 9, 1999, with a Preliminary Development Plan for a 400,000 SqFt retail development. He stated that on August 20, 2001, a Revised Preliminary Development Plan was approved for a medical office campus. Mr. Behrmann stated that on April 21, 2003, a Final Development Plan was approved for a highway pylon sign for the "University Pointe" campus and major tenants. He stated that on September 27, 2005, a Major Change to the Preliminary Development Plan was approved for a hospital and the vacation of an existing public roadway. He also stated that on April 17, 2006, a Final Development Plan was approved for a 393,085 SqFt hospital and related improvements. Mr. Behrmann stated that the University Pointe campus has two different zoning districts, C-PUD in the south and M-1 in the north.

Mr. Behrmann stated the applicant is requesting Revised Final Development Plan approval for modification of the existing highway pylon sign to a sign that is 75' tall with 821.94 SqFt of display area per side. He stated that the proposed sign includes "UC Health" branding, a full color LED display, University Pointe identification and tenant panels.

Mr. Behrmann presented the staff report including a PowerPoint presentation that included: aerials, previously approved Preliminary Development Plan, previously approved Final Development Plan, Proposed Revised Final Development Plan, staff comments, outside agency comments, and site views.

Mr. Behrmann stated that the Zoning Commission is to approve, approve with modification, or deny the submitted Revision to a Final Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant: Ron Rohlffing  
7700 University Drive  
West Chester, Ohio**

Mr. Rohlffing reviewed the request and stated that the applicant feels that the larger sign will help identify the West Chester based campus including medical offices, businesses, and the hospital.

Mr. Rinnert questioned if the applicant agrees to the staff's recommended conditions. Mr. Rohlffing stated that they will comply with those proposed conditions.

**Proponents: none**

**Opponents: Joyce Bogan  
5450 Old Farm Drive  
Mason, Ohio**

Ms. Bogan stated that she is the Miller Valentine Group property manager for the University Pointe Association. She stated that the current sign was approved as a common park identification sign for both University Pointe and some of the businesses. Ms. Bogan stated that the design is acceptable but does not agree with the Ohio Department of Transportation condition that prohibits the tenant panels.

**Neutral: none**

**Deliberations**

Mr. Williams stated that he is fine with the application. He stated that the business identification concern is not part of our control from a zoning regulation.

Mr. Rinnert stated that he is in favor of the request. He stated that identification is needed at this location.

Mr. Hahn stated that he is inclined to vote for the approval of the request.

**Mr. Williams made a motion to approve case University Pointe-RFDP Highway Pylon Sign, 04-14-A subject to staff conditions. Mr. Hahn seconded the motion.**

**Aye: Mr. Williams, Ms. Hendel, Mr. Rinnert, Mr. Hupp, Mr. Hahn**

**Nay: none**

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**The Oaks of West Chester-RPDP, 04-14-B**

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Mr. Hahn recused himself from both cases that The Oaks of West Chester have on the agenda.

Mr. Behrmann stated that the subject property is located on the east side of Barret Road, just north of Station Road. He stated that this property was rezoned from Agricultural (A-1) to Residential Planned Unit Development (R-PUD) on July 8, 2008, with a Preliminary Development Plan for a 114 single-family residential lot subdivision with a clubhouse, pool and reserved open space areas on 85.011 acres. Mr. Behrmann stated that on March 22, 2011, the West Chester Township Board of Trustees granted a three year time limit extension for the Preliminary Development Plan from July 8, 2011 to July 8, 2014. He stated that per Section 26.12 of the West Chester Zoning Resolution, the Preliminary Development Plan is set to expire on July 8, 2014 unless construction has started on the first section. Mr. Behrmann stated that on January 27, 2014, a Final Development Plan was approved for Phase 1 of the development,

which included 26 single-family residential lots (25 new lots plus one lot for existing house), miscellaneous open space lots and portions of the pedestrian pathway on 18.121 acres.

Mr. Behrmann stated the applicant is requesting Revised Preliminary Development Plan approval which includes proposed modifications to the previously approved plan including; a 10' wide asphalt multi-purpose path along Barret Road to be relocated through the subdivision with a 6' wide concrete sidewalk, the existing farmhouse to be demolished and the intersection with Susan Springs Drive to be aligned with the cul-de-sac street on the opposite side of the road, the length of cul-de-sac Streets A and F to be shortened due to site grading, the private driveway between Streets B and C to be eliminated, overall lot count reduced from 114 to 112, road width for the single-lane portion of Street A to be reduced from 19' to 17', and the road width for all cul-de-sac streets to be reduced from 28' to 25'.

Mr. Behrmann presented the staff report including a PowerPoint presentation that included: aerials, current zoning and previously approved Preliminary Development Plan, previously approved elevations, previously approved Final Development Plan, proposed Revised Preliminary Development Plan, comparison of proposed changes, staff comments, outside agency comments, and site views.

Mr. Behrmann stated that the Zoning Commission is to approve, approve with modification, or deny the submitted Revision to a Preliminary Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant:     John DeVerne**  
**6900 Tylersville Road**  
**Mason, Ohio**

Mr. DeVerne stated that the applicant does concur with the proposed staff conditions. He stated that the water main will be looped as required but not in Phase One. He stated that he feels that the proposed revisions make this a better plan. He stated that they are trying to leave the tree line on Barret Road but due to the drop off at Barrett Road they have realigned the walking path further into the property. He stated that one of the original homes on the property, previously approved in its current location will be demolished because it is not economically feasible to rehab this home to the standards of the proposed community.

Mr. Williams stated that he is glad that they are working on keeping as many trees as possible.

Mr. Rinnert questioned if the applicant is agreeable with staff's proposed conditions. Mr. DeVerne stated that they are.

**Proponents:   none**

**Opponents:    Mary Kay Kenney**  
**7172 Forest View Drive**  
**West Chester, Ohio**

Ms. Kenney stated that she is an adjoining property owner. She stated that she was not notified of the January 27, 2014 meeting of the Zoning Commission. Ms. Kenney questioned exactly what phase is being approved tonight. She questioned if the developer will complete homes and sell all of the homes in Phase 1 before additional phases are developed. She also questioned if the tree line by their home will remain. Ms. Kenney also questioned if the water and sewer plan has received approval at this point. Mr. Behrmann stated that he believes that the water and sewer approval has been received for Phase 1. Ms. Kenney questioned if the detention pond will be installed before building is started.

Mr. Hupp questioned Ms. Kenney about her concern for the phasing. Ms. Kenney stated that she lives by

Phase 2 and has concerns that there will be homes built and they will then remain empty. Mr. DeVerne stated that in regard to the phasing question he can't guarantee when it will happen but typically a threshold is reached in Phase 1 before Phase 2 is developed.

Mr. Williams questioned if the phasing is market driven. Mr. DeVerne stated that it is.

Mr. DeVerne stated that Phase 2 has not been designed yet but the detail plans that including grading, the amount of vegetation on the site, and the design of the detention will come back as a Final Development Plan. He stated that the owners of the adjoining lots will be notified with each Final Development Plan. Mr. DeVerne stated that in Phase 1 they added a 30 foot tree preservation buffer along the property line. He stated that their goal is to save as many trees as possible.

**Amy Leach  
7220 Susan Springs Drive  
West Chester, Ohio**

Ms. Leach stated that she had questions about the extension of Susan Springs Drive and will that happen with Phase 1 or will the roads go in with the phases. Mr. Behrmann stated that the roads will be going in with each phase.

Ms. Leach questioned if there will be a dedicated construction entrance. Mr. Behrmann stated that the construction entrance for the phase adjoining her property will be determined at the Final Development Plan stage.

Ms. Leach expressed her concern regarding the tree line along their walking path and that the tree line remain. Mr. Behrmann stated that at the Final Development Stage the developer will show that on the plan.

**Neutral: none**

### **Deliberations**

Mr. Williams stated that he understands the concerns expressed in regards to the tree line and phasing.

Mr. Hupp stated that he also understands the concerns with the phasing.

Mr. Rinnert stated that he would like to thank the Community Development Department staff and Mr. Behrmann for the job of policing that they do and that is why West Chester is such a nice community. Mr. Rinnert stated that he likes this plan better than the first plan.

Ms. Hendel likes the new plan with its revisions.

**Mr. Williams made a motion to approve case The Oaks of West Chester-RPDP, 04-14-A subject to staff conditions. Mr. Rinnert seconded the motion.**

**Aye: Mr. Williams, Ms. Hendel, Mr. Rinnert, Mr. Hupp**

**Nay: none**

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### **The Oaks of West Chester-RFDP Phase 1, 04-14-C**

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Mr. Behrmann stated that the subject property is located on the east side of Barret Road, just north of

Station Road. He stated that this property was rezoned from Agricultural (A-1) to Residential Planned Unit Development (R-PUD) on July 8, 2008, with a Preliminary Development Plan for a 114 single-family residential lot subdivision with a clubhouse, pool and reserved open space areas on 85.011 acres. He stated that on March 22, 2011, the West Chester Township Board of Trustees granted a three year time limit extension for the Preliminary Development Plan from July 8, 2011 to July 8, 2014. Mr. Behrman stated that per Section 26.12 of the West Chester Zoning Resolution, the Preliminary Development Plan is set to expire on July 8, 2014 unless construction has started on the first section. He stated that on January 27, 2014, a Final Development Plan was approved for Phase 1 of the development, which included 26 single-family residential lots (25 new lots plus one lot for existing house), miscellaneous open space lots and portions of the pedestrian pathway on 18.121 acres.

Mr. Behrmann stated the applicant is requesting Revised Final Development Plan approval for Section One which includes proposed modifications to the previously approved plan including; the 10' wide asphalt multi-purpose path along Barret Road to be relocated through the subdivision with a 6' wide concrete sidewalk, the 10' wide asphalt multi-purpose path on Lot 1 and Open Space Lot 27 to be reduced to a 6' wide asphalt multi-purpose path, and the road width for the single-lane portion of Street A to be reduced from 19' to 17'.

Mr. Behrmann presented the staff report including a PowerPoint presentation that included: aerials, previously approved Preliminary Development Plan, previously approved Final Development Plan, proposed Revised Final Development Plan, tree preservation plan for Section One, proposed landscape plan including the sign wall and fence plan, staff comments, outside agency comments, and site views.

Mr. Behrmann stated that the Zoning Commission is to approve, approve with modification, or deny the submitted Revision to a Final Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant: John DelVerne  
6900 Tylersville Road  
Mason, Ohio**

Mr. DelVerne stated that the applicant concurs with the staff proposed conditions.

**Proponents: none**

**Opponents: Mary Kay Kenney  
7172 Forest View Drive  
West Chester, Ohio**

Ms. Kenney questioned the Tree Preservation Plan and would the applicant please continue the tree line to Phase Two. She also questioned who she would question at the staff level with questions. Mr. Behrmann stated that she could contact him.

**Neutral: none**

### **Deliberations**

Mr. Williams stated that he likes the plan.

Mr. Rinnert stated that he also likes the plan.

**Ms. Hendel made a motion to approve case The Oaks of West Chester-RFDP, 04-14-C subject to staff comments. Mr. Williams seconded the motion.**

**Aye: Mr. Williams, Ms. Hendel, Mr. Rinnert, Mr. Hupp**

**Nay: none**

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**West Chester Village-RPDP, 04-14-D**

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Mr. Hahn rejoined the meeting at this point.

Mr. Behrmann stated that the subject property is located within the West Chester Village development on the west side of State Road 747 (Princeton-Glendale Road), north of Hutzelman Way. He stated that this property was rezoned to Commercial Planned Unit Development (C-PUD) on March 13, 2001 with a Preliminary Development Plan that included a large multi-tenant retail center, five outlots and development areas at the northernmost and southernmost areas of this C-PUD. He stated that the Final Development Plans have been approved for the northernmost and southernmost development areas; and, a Final Development Plan has been approved for a Chase Bank on one outlot on the northwest corner of the SR 747 and Hutzelman Way intersection. He stated that the remainder of the property is currently undeveloped.

Mr. Behrmann stated the applicant is requesting Revised Preliminary Development Plan approval for modifications to the original layout, which include reducing the size of the southern portion of the large multi-tenant retail center and creating a new outlot on the north side of Hutzelman Way.

Mr. Behrmann presented the staff report including a PowerPoint presentation that included: aerials, previously approved Preliminary Development Plan, Proposed Revised Preliminary Development Plan, staff comments, outside agency comments, and site views.

Mr. Behrmann stated that the Zoning Commission is to approve, approve with modification, or deny the submitted Revision to a Preliminary Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant: Steve Hunt  
2200 US Bank Tower  
Cincinnati, Ohio**

Mr. Hunt stated that he is an attorney representing the applicants. He introduced those in attendance for the case including the owners, developer, and the proposed business owners. He stated that if this plan is approved at this meeting then the Final Development Plan will be submitted for the May 2014 meeting. He reviewed the history of the development and stated that the applicant agrees to the staff proposed conditions of approval. Mr. Hunt stated that the applicant will be back before the end of the year with additional phases for approval.

Mr. Hupp stated that the plan looks great. He questioned why the increase in parking is proposed.

**David Wittekind  
8038 Jeanne's Creek  
West Chester, Ohio**

Mr. Wittekind stated that the increase in the parking is due to the second story level and the additional occupant may be office or retail. He stated that they do not want to have parking issues with this development.

**Proponents: none**

**Opponents: none**

**Neutral: Harold Fuhrmann  
8003 Pinnacle Point Drive  
West Chester, Ohio**

Mr. Fuhrmann stated that his concern is the green space area. He stated that the building height and the lights are a concern. He stated that the residents of the adjoining condo association are concerned with the noise and the lights. He stated that the existing tree line has many dead trees. He questioned what type of barrier will be going in.

**Deliberations**

Mr. Rinnert stated that the staff report has outlined everything well and the applicant has agreed to all of the proposed conditions.

Mr. Hupp stated that he feels that this plan is well done. He stated that he would rather see more green in the parking area.

Mr. Williams questioned if this development will be phase approach. Mr. Behrmann stated that the applicant does not have a phase plan and he believes it is more market driven. He stated that the Final Development Plan for those areas will contain details that will address some of the concerns addressed at this meeting.

**Mr. Hahn made a motion to approve case West Chester Village-RPDP, 04-14-D subject to staff comments. Mr. Hupp seconded the motion.**

**Aye: Mr. Williams, Ms. Hendel, Mr. Rinnert, Mr. Hupp, Mr. Hahn**

**Nay: none**

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**Beckett Ridge-FDP Stage Residence, 04-14-E**

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Mr. Behrmann stated that the subject property is located on the north side of West Chester Road, approximately 325 feet west of Cincinnati-Dayton Road. He stated that the property was rezoned to Residential Planned Unit Development (R-PUD) on June 5, 1975 by the Butler County Commissioners prior to the township assuming zoning control, as part of the Beckett Ridge development. He stated that it was originally identified as Open Space on the Saratoga Farms (Phase RZ 3) Preliminary PUD Plan dated April 3, 1987. Mr. Behrmann stated that a Major Change to the Beckett Ridge PUD was approved by the West Chester Board of Trustees on February 11, 2014 for the addition of one single-family residence on the property. He stated that the subject parcel is currently owned by Roger and Roberta Stage (parents of applicant), and not by the Beckett Ridge Home Owners Association.

Mr. Behrmann stated the applicant is requesting a Final Development Plan for one single-family residence on the north side of West Chester Road.

Mr. Behrmann presented the staff report including a PowerPoint presentation that included: aerials, previously approved Major Change plan, proposed floor plans, proposed house elevations, Butler County Thoroughfare Plan, staff comments, outside agency comments, and site views:

Mr. Behrmann stated that the Zoning Commission is to approve, approve with modification, or deny the

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

Mr. Hahn questioned if the water is located on the north side of West Chester Road. Mr. Behrmann stated that there is a fire hydrant on the north side of the road.

Mr. Hahn questioned if there is a sanitary sewer connection.

**Applicant: Dorothy Johnson**  
**4398 Bromyard Avenue**  
**West Chester, Ohio**

Ms. Johnson stated that there is sanitary sewer connection to the property. She stated that the original proposed setback was before the house was designed. She stated that there was a lot of confusion in the beginning as to what the setback was for the property. Ms. Johnson also stated that they have recently found out that the flood plain setback on the rear of the property is going to be changed and a large portion of the property will go from 500 year flood plain to a 100 year flood plain. She stated that they are trying to push the designed home back further but are trying to keep it out of the proposed 100 year flood plain area. She stated that if the house is within 10 feet of the 100 year flood plain they will have to carry flood insurance. She said that the setbacks will only allow them a small triangle shaped area to place the designed home. Ms. Johnson submitted a site plan with a possible placement for the current designed home. She reviewed the proposed placement for the home. She stated that they have designed the home to look like it belongs in the Olde West Chester area and not a modern home. Ms. Johnson reviewed the site plan including the current buildings in the area and the proposed location for the driveway.

Mr. Williams stated that Ms. Johnson has done a good job with trying to determine the area that the home could be located at.

Mr. Williams questioned who the builder will be. Ms. Johnson stated that they have selected Justin Doyle Homes.

Mr. Hupp stated that Ms. Johnson has defined the building area of the site. He stated that you can try and mitigate the issues with the flood plain administrators. He stated that the safety issue is part of the reason for the front building setback.

Mr. Hupp questioned where the setback number came from. Mr. Behrmann stated that all PUD's have their own setbacks established at the approval stage. He stated that the 30 feet setback is what is used in a typical residential zoning district. He stated that a 50' setback would better accommodate future road widening per the Butler County Thoroughfare Plan.

Mr. Hahn stated that he has concerns regarding the setback. He stated that if utility improvements or roadway improvements are done then it could potentially be a few feet from the designed home.

There was discussion regarding the setbacks from the road and the flood plains.

Mr. Rinnert stated that he feels that the home should be setback and to change the garage location and the driveway.

Mr. Hahn stated that he would be ok with reducing the setback on Sycamore Street.

**Proponents: none**



**Opponents: none**

**Neutral: none**

**Deliberations**

Mr. Rinnert stated that he likes the idea of changing the location of the garage and driveway and reducing the setback to Sycamore Terrace.

There was discussion regarding the proposed setbacks along Sycamore Terrace and West Chester Road.

**Mr. Williams made a motion to approve case Beckett Ridge-FDP Stagge Residence, 04-14-E subject to staff comments and reflecting the residence a minimum of 50' from the existing right-of-way along West Chester Road and a minimum of 20' from the property line along Sycamore Terrace. Mr. Hahn seconded the motion.**

**Aye: Mr. Williams, Ms. Hendel, Mr. Rinnert, Mr. Hupp, Mr. Hahn**

**Nay: none**

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**Communication & Miscellaneous Business**


Mr. Rinnert stated that the next scheduled meeting would be May 19, 2014 at 6:30 p.m.

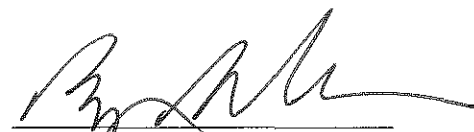
The Commission voted unanimously to adjourn at 8:30 p.m.

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 audio tape 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:

  
Doug Rinnert

  
Bryan Behrmann

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 14-03  
UNIVERSITY POINTE – HIGHWAY PYLON SIGN, RFDP**

**WHEREAS**, on February 9, 1999, the West Chester Board of Trustees granted approval of a Zoning Map Amendment from “A-1” to “C-PUD” with a Preliminary Development Plan that contained a 400,000 SqFt retail development; and,

**WHEREAS**, on August 20, 2001, the West Chester Zoning Commission granted Revised Preliminary Development Plan approval for a medical office campus including a proposed interstate pylon sign; and,

**WHEREAS**, on April 21, 2003, the West Chester Zoning Commission granted Final Development Plan approval for a highway pylon sign for the “University Pointe” campus and major tenants; and,

**WHEREAS**, on September 27, 2005, the West Chester Zoning Commission granted Revised Preliminary Development Plan approval for a hospital and the vacation of an existing public roadway; and,

**WHEREAS**, on April 17., 2006, the West Chester Zoning Commission granted Final Development Plan approval for a 393,085 SqFt hospital and related improvements; and,

**WHEREAS**, on March 11, 2014, Grant Wenzel, on behalf of West Chester Hospital, submitted an application requesting Revised Final Development Plan approval for modifications to the existing highway pylon sign.

**NOW THEREFORE BE IT RESOLVED**, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby approve said Revised Final Development Plan for the aforesaid application consistent with the submitted site plan and information with the following conditions:

1. The top portion of the sign that depicts the “UC Health” logo shall be reserved for branding purposes to generally identify the hospital and/or medical campus. This portion of the sign shall not be permitted to be subdivided for individual tenants.
2. Use of all signage display area on the pylon sign, including the LED portion, shall be restricted to tenants that are located in the University Pointe development, which includes the area within the approved C-PUD and the adjoining property to the north that is being developed pursuant to the underlying M-1 zoning district. The pylon sign may also contain an advertisement for the Southeast Butler County Chamber of Commerce and/or West Chester Township.
3. The LED sign shall have a self-dimming mechanism to reduce the brightness at night.
4. Landscaping shall be required at the base of the sign and around the dumpster enclosure, subject to Staff approval.

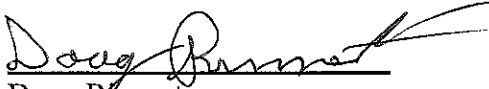
5. The West Chester Community Development Department Staff shall be authorized to approve minimal revisions to the approved RFDP. Any changes to the plan that are required by other agencies (Ohio Department of Transportation, Butler County Engineers Office, Butler County Building Department, West Chester Fire Department, etc.) shall be subject to approval by the West Chester Township Community Development Department.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval as modified by this resolution. This action shall take effect this 21<sup>st</sup> day of April 2014.

West Chester Township  
Butler County

Chairman:

Secretary:

  
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Doug Rinnert

  
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Bryan Behrmann  
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 14-04  
THE OAKS OF WEST CHESTER – RPDP**

**WHEREAS**, on July 8, 2008, the West Chester Board of Trustees, through Resolution No. 20-2008, granted approval of a Zoning Map Amendment from “A-1” to “R-PUD” for 85.011 acres of land and a Preliminary Development Plan containing 114 single-family residential lots, clubhouse with a pool and reserved open space areas; and,

**WHEREAS**, on March 22, 2011, the West Chester Board of Trustees, through Resolution No. 05-2011, granted a time limit extension for the Preliminary Development Plan from July 8, 2011 to July 8, 2014; and,

**WHEREAS**, on January 27, 2014, the West Chester Zoning Commission granted Final Development Plan approval of Section One of the residential development, which includes 26 single-family residential lots (25 new lots plus one lot for existing residence), miscellaneous open space lots, portions of the pedestrian pathway, stormwater facilities and related utilities; and

**WHEREAS**, on March 11, 2014, an application was submitted by Rhein Gundler LLC requesting Revised Preliminary Development Plan approval for modifications of the overall residential development, which includes relocating the pedestrian pathway through the subdivision, the demolition of the existing farmhouse, minor changes to the road layout and reducing the overall lot count from 114 to 112; and

**WHEREAS**, on April 21, 2014, the West Chester Township Zoning Commission conducted a public hearing for said Revised Preliminary Development Plan.

**NOW THEREFORE BE IT RESOLVED**, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby approve said Revised Preliminary Development Plan for the aforesaid application consistent with the submitted site plan with the following conditions:

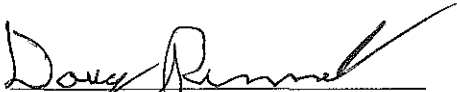
1. A revised plan shall be submitted within 30 days to reflect the following changes: 1)All one-way portions of Street A, including the main entrance, shall be 19’ wide with a 35’ right-of-way; 2)A note shall be added to the plan that specifies there will be no parking on one side of the reduced width cul-de-sac streets, which shall be the side of the road where the fire hydrants are located; and, 3)The “6’ multi-purpose path” on Lot 1 and Open Space Lot 27 shall be revised to reflect a 6’ concrete sidewalk. The revised plan shall be subject to approval by the West Chester Community Development Department.
2. This approval only grants changes to the originally approved Preliminary Development Plan with regard to the relocation of the pedestrian path, the demolition of the existing farmhouse, the minor changes to the street layout and reducing the overall lot count from 114 to 112. All of the original conditions of the Zoning Map Amendment approval, as specified in Trustee Resolution 20-2008, shall still apply to this approved Revised Preliminary Development Plan.


**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommendation of approval. This action shall take effect this 21<sup>st</sup> day of April 2014.

West Chester Township  
Butler County

Chairman:

Secretary:

  
\_\_\_\_\_  
Doug Kinnert

  
\_\_\_\_\_  
Bryan Behrmann  
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 14-05  
THE OAKS OF WEST CHESTER – RFDP**

**WHEREAS**, on July 8, 2008, the West Chester Board of Trustees, through Resolution No. 20-2008, granted approval of a Zoning Map Amendment from “A-1” to “R-PUD” for 85.011 acres of land and a Preliminary Development Plan containing 114 single-family residential lots, clubhouse with a pool and reserved open space areas; and,

**WHEREAS**, on March 22, 2011, the West Chester Board of Trustees, through Resolution No. 05-2011, granted a time limit extension for the Preliminary Development Plan from July 8, 2011 to July 8, 2014; and,

**WHEREAS**, on January 27, 2014, the West Chester Zoning Commission granted Final Development Plan approval of Section One of the residential development, which includes 26 single-family residential lots (25 new lots plus one lot for existing residence), miscellaneous open space lots, portions of the pedestrian pathway, stormwater facilities and related utilities; and,

**WHEREAS**, on March 11, 2014, an application was submitted by Rhein Gundler LLC requesting Revised Preliminary Development Plan approval for modifications of the overall residential development, which includes relocating the pedestrian pathway through the subdivision, the demolition of the existing farmhouse, minor changes to the road layout and reducing the overall lot count from 114 to 112; and,

**WHEREAS**, on March 11, 2014, based on the abovementioned submitted RPDP application, a separate application was submitted by Rhein Gundler LLC requesting Revised Final Development Plan approval proposing changes to the previously approved FDP for Section One reflecting the changes to the proposed RPDP; and,

**WHEREAS**, on April 21, 2014, the West Chester Zoning Commission granted Revised Preliminary Development Plan approval for modifications of the overall residential development, which includes relocating the pedestrian pathway through the subdivision, the demolition of the existing farmhouse, minor changes to the road layout and reducing the overall lot count from 114 to 112; and,

**WHEREAS**, on April 21, 2014, the West Chester Township Zoning Commission conducted a public hearing for said Revised Final Development Plan, which was separate from the RPDP public hearing.

**NOW THEREFORE BE IT RESOLVED**, that on the basis of the above findings, the West Chester Township Zoning Commission does hereby approve said Revised Final Development Plan for the aforesaid application consistent with the submitted site plan with the following conditions:

1. A revised plan shall be submitted within 30 days to reflect the following changes: 1)All one-way portions of Street A, including the main entrance, shall be 19’ wide with a 35’ right-of-way; and, 2)The “6’ multi-purpose path” on Lot 1 and Open Space Lot 27 shall be revised to reflect a 6’ concrete sidewalk. The revised plan shall be subject to approval by the West Chester Community Development Department.
2. This approval only grants changes to the originally approved Final Development Plan for Section One with regard to the relocation of the pedestrian path and related modifications to Lots 16 and 17. All of the original conditions of the Final Development Plan approval, as specified in Zoning Commission Resolution 14-01, shall still apply to this approved Revised Final Development Plan.

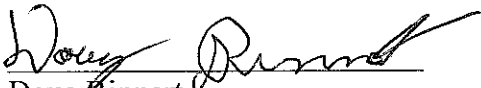
3. The West Chester Community Development Department Staff shall be authorized to approve minimal revisions to the approved RFDP. Any changes to the plan that are required by other agencies (Butler County Engineers Office, Butler County Building Department, West Chester Fire Department, etc.) shall be subject to approval by the West Chester Township Community Development Department.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommendation of approval. This action shall take effect this 21<sup>st</sup> day of April 2014.

West Chester Township  
Butler County

Chairman:

Secretary:

  
\_\_\_\_\_  
Doug Kinnert

  
\_\_\_\_\_  
Bryan Behrmann  
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 14-06  
WEST CHESTER VILLAGE, RPDP**

**WHEREAS**, an application of Hutzelman Farms, Inc. was approved by the West Chester Township Trustees on March 13, 2001 for a district change from R1-A to C-PUD for land containing approximately 39.245 acres, situated in Section 11, Town 2, Range 2. A Preliminary Development Plan was also approved that contained a 145,000 s.f. multi-tenant retail building and five outlots; and,

**WHEREAS**, on February 28, 2011, a Final Development Plan was approved by the West Chester Zoning Commission for a Chase Bank with a drive-thru on the outlot located on the northwest corner of S.R. 747 and Hutzleman Way intersection; and,

**WHEREAS**, on March 11, 2014, Hutzelman Farms, Inc. submitted an application requesting Revised Preliminary Development Plan approval for modifications to the original layout, which include reducing the size of the southern portion of the large multi-tenant retail center and creating a new outlot on the north side of Hutzelman Way; and

**WHEREAS**, on April 21, 2014, 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 said Revised Preliminary Development Plan consistent with the submitted site plan with the following conditions:

1. A revised plan shall be submitted within 30 days to reflect the following change: 1)The parking calculation for "Lot E" (Fast Food) shall use the Category C (Restaurant/Fast Food space) parking ratio instead of the referenced Category A; 2)The interior curb-cuts for Building A1 shall be aligned with the drive aisles on the opposite side of the access drive; and, 3)A sidewalk shall be reflected along the SR 747 frontage on private property connecting the existing sidewalk on the Chase Bank property to the south and the sidewalk on the multi-tenant retail center property to the north. The revised plan shall be subject to approval by the West Chester Community Development Department.
2. This approval only grants changes to the originally approved Preliminary Development Plan with regard to separating Building A1 from the multi-tenant retail center as an 11,830 SqFt standalone retail building and the modified layout of a 116,770 SqFt multi-tenant retail center, for a total of 128,600 SqFt retail/office and restaurant space. All of the original conditions of the Zoning Map Amendment and Preliminary Development Plan approval, as specified in Trustee Resolution No. 09-2001, shall still apply to this approved Revised Preliminary Development Plan.
3. The Final Development Plan for Building A1 shall reflect quality exterior building materials, such as brick and stone, for a majority of all sides of the building and provide substantial landscaping on the Hutzelman Way side of the building that softens the view of the rear elevation from the road. Loading docks shall not be permitted on Building A1.



4. All Final Development Plans shall demonstrate that adequate parking is being provided for the proposed uses based on typical township parking standards. The location and design of all interior drive aisles and curb-cuts shall be approved at the Final Development Plan stage and they shall generally align throughout the development.
5. At the Final Development Plan stage, detailed building elevations shall be provided that demonstrate quality exterior building materials, such as brick and stone, are being utilized on all elevations. Special care should be taken for any buildings that are highly visible and/or that face the existing condominiums to the west, especially the two-story building, to ensure that the buildings do not detract from the existing residential use.
6. A sidewalk shall be provided along the State Road 747 frontage connecting the existing sidewalk on the Chase Bank property to the south and the existing sidewalk on the multi-tenant retail center to the north.
7. All concerns of the township, county and state agencies shall be adequately addressed to the satisfaction of the agency with the concern and shall be appropriately reflected on the Final Development Plan.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval as modified by this resolution. This action shall take effect this 21<sup>st</sup> day of April 2014.

West Chester Township  
Butler County

Chairman:

  
Doug Rinnert

Secretary:

  
Bryan Behrmann  
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 14-07  
BECKETT RIDGE-STAGGE RESIDENCE, FDP**

**WHEREAS**, an R-PUD District and Preliminary Development Plan was approved by the Butler County Board of Commissioners on June 5, 1975 for the development of the Beckett Ridge Planned Residential/Golf Course Community with related non-commercial uses and open space areas; and,

**WHEREAS**, a Preliminary PUD Plan dated April 3, 1987, which was approved by Butler County prior to the township assuming zoning responsibilities, designates the subject parcel as a portion of open space that was reserved for the Saratoga Farms (Phase RZ 3) section of Beckett Ridge; and,

**WHEREAS**, on February 11, 2014, the West Chester Board of Trustees approved a Major Change to the Beckett Ridge R-PUD for the addition of one single-family residence on a parcel that was previously designated as open space; and,

**WHEREAS**, on March 11, 2014, Dorothy V. Johnson submitted an application requesting Final Development Plan approval for one single-family residence; and,

**WHEREAS**, on April 21, 2014, the West Chester Township Zoning Commission conducted a public hearing for said Final Development Plan.

**NOW THEREFORE BE IT RESOLVED**, that on the basis of the above actions and findings, the West Chester Township Zoning Commission does hereby approve said Final Development Plan for the aforesaid application consistent with the submitted site plan with the following conditions:

1. A revised plan shall be submitted within 30 days to reflect the residence a minimum of 50' from the existing right-of-way along West Chester Road, and a minimum of 20' from the property line along Sycamore Terrace. The revised plan shall be subject to approval by the West Chester Community Development Department.
2. Access to the residence shall be from Sycamore Terrace (existing public roadway to the east of the property), and no additional curb-cuts on West Chester Road shall be permitted.
3. The remainder of the property shall be preserved as open space, except for accessory uses that are typical of single-family residential properties.
4. Any development and/or modifications to the property in an area that is designated as 'Floodway' and/or '100 Year Floodplain' shall comply with FEMA minimum standards as it is regulated through the Butler County Building Department.

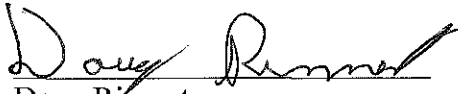
5. The West Chester Community Development Department Staff shall be authorized to approve minimal revisions to the approved FDP. Any changes to the plan that are required by other agencies (Butler County Engineers Office, Butler County Building Department, West Chester Fire Department, etc.) shall be subject to approval by the West Chester Township Community Development Department.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval as modified by this resolution. This action shall take effect this 21<sup>st</sup> day of April 2014.

West Chester Township  
Butler County

Chairman:

Secretary:

  
Doug Rinnert

  
Bryan Behrmann  
Township Planner