

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
August 18, 2014**

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

MEMBERS ABSENT:

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

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 9:45 p.m.

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

Minutes were presented from the Zoning Commission meeting from July 21, 2014 and approved as submitted.

Woodland Hills-RFDP Casa Bianca, 08-14-A

Mr. Behrmann stated that the subject property is located within the Woodland Hills R-PUD on the north side of Muhlhauser Road, approximately 1800 feet east of S.R. 747, specifically at 4940 Muhlhauser Road. He stated that the R-PUD was originally approved by the Butler County Commissioners in May 1982, prior to the township assuming zoning control, which allowed limited commercial uses. He stated that the Final Development Plan was also approved by the county in May 1989 and a Revised Final Development Plan was approved on November 19, 2007 for increased free-standing signage. Mr. Behrmann stated that in September 2012, the applicant purchased the property, including the restaurant known as the White House Inn, and rebranded the restaurant as Casa Bianca.

Mr. Behrmann stated the applicant is requesting Revised Final Development Plan approval for additional freestanding signage for the existing restaurant.

Mr. Behrmann presented the staff report and a PowerPoint presentation that included: aerials, pictures of existing signs, proposed Revised Final Development Plan, sign elevations, staff comments, outside agency and site views.

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

**Applicant: Joe Schwarz
500 Wessel Drive
Fairfield, Ohio**

Mr. Schwarz stated that they need more identification for the site.

Proponents: none

Opponents: none

Neutral: none

Deliberations

Mr. Williams stated that this a straight forward case.

Mr. Rinnert stated that because of the distance from the road he agrees that they do need additional signage.

Mr. Rinnert made a motion to approve case Woodland Hills-RFDP Casa Bianca, 08-14-A subject to staff comments. Ms. Hendel seconded the motion.

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

Nay: none

Keefe Property-FDP Tract 1, Miscellaneous Improvements, 08-14-B

Mr. Behrmann stated that the subject property is located on the south side of Liberty Way, the west side of Interstate 75 and east side of Tylers Place Boulevard. He stated that this property was rezoned from "A-1" to "C-PUD" on March 9, 2004, in conjunction with a Preliminary Development Plan that defined the general uses and access points for the overall C-PUD. He stated at the time of rezoning, the adjacent I-75 interchange was being contemplated and the property owner wanted to wait to see if it was installed before developing a conceptual layout. He stated that the zone change approval required a detailed Preliminary Development Plan prior to Final Development Plan submittal of any lots. He stated that Final Development Plan was approved on May 17, 2004, which included the Tylers Place Boulevard extension, the Preserve Place road section inside the C-PUD boundary and open space improvements. He stated that a Revised Preliminary Development Plan for Tract 1 was approved on July 21, 2014, which included four development parcels, an open space parcel, internal private street layout, miscellaneous improvements and preliminary site details for a Cabela's on Lot 3. He stated that the adjacent property, which is developed as the Preserve at Wetherington, was rezoned to R-1A at the same time as the abovementioned zone change by the applicant. He stated that the north side of Liberty Way is located in Liberty Township and is currently under construction for a mixed-use development.

Mr. Behrmann stated that the applicant is requesting Final Development Plan approval for Tract 1, which includes improvements to Tylers Place Boulevard, the construction of the internal roadways and several common elements, such as decorative fences, stone columns, landscaping and signage.

Mr. Behrmann presented the staff report and a PowerPoint presentation that included: aerials, originally approved 2004 Preliminary Development Plan, previously approved Final Development Plan from 2004, previously approved Preliminary Development Plan from July 2014, proposed Final Development Plan including the grading plan, landscape plan, freestanding signage plan, proposed temporary access drive through Tract 2, project summary, access easements, sidewalk layout, street trees, 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.

Applicant: Tom Humes
4000 Executive Park Drive
Cincinnati, Ohio

Mr. Humes stated that the two major issues and concerns from last month were the drainage and the Traffic Impact Study. He stated that they have met with the Butler County Engineer several times and also with the property owners from the area. Mr. Humes stated that he did receive approval for those plans and reviewed those approvals. He stated that he agrees with all of the proposed conditions. Mr. Humes reviewed the storm water plan including the maintenance for the ponds. He stated that the applicant also agreed to pay an additional amount if the cost of maintaining the pond is over \$3,000 they would pay up to an additional \$3,000. He stated that he did reach an agreement on the traffic concerns and will be placing a private road to Liberty Way as a temporary access.

Mr. Williams questioned Mr. Humes if they have a proposed time line for the project. Mr. Humes stated that they would begin moving dirt tomorrow if this approval is granted, with construction beginning in mid-October and completion in the fall of 2015.

Opponents: Jane Staubitz
7340 Chatham Court
West Chester, Ohio

Ms. Staubitz stated that she has concerns about the notifications sent out for this case. She stated that she is on the board for the Lofts of Wetherington and they were not notified of this hearing. Mr. Behrmann stated that all taxable properties were notified within 200 feet of the request. He stated that the homeowners association property does lie within that area but the association does not have taxable property and there is no mailing information attached to the parcel. He stated that standard protocol notification was done. She stated that homeowners within their association have concerns and would like more detailed information on the project. She stated that landscaping, traffic, water pressure, and poor sight lines are some of the concerns. Mr. Williams stated that the next case is a Final Development Plan approval request for Cabela's and will address some of those concerns.

Robert Eger
7307 Chatham Court
West Chester, Ohio

Mr. Eger reviewed the egress into Chatham Court and stated that he has concerns with the traffic and the access into Chatham Court. Mr. Williams reviewed the road layout.

Ms. Staubitz questioned if the traffic impact study includes the entire area or just at the Preserve Place intersection and who reviews the study. Mr. Behrmann stated that the Butler County Engineer's Office approves the study and he believes that they did look at the entire Tyler's Place Boulevard, Liberty Way, and Preserve Place area.

Proponents: none

Neutral: Kevin Cox
7353 Preserve Place
West Chester, Ohio

Mr. Cox stated that he has concerns with the traffic, storm water, and parking. He stated that the Preserve Place residents would like it noted that the access may include the temporary drive onto Liberty Way but he believes that it will be a permanent drive and should be finished as such. He stated that the traffic

impact study is tenuous at best and it is a moderate level of service that may become a poor level of service in the future. He stated that a stop light may still be required at a Preserve Place in the future and he would like it formally noted in the record. He stated that he would like to make sure that the maintenance of the road is addressed also. He stated that also with special events and such that create an abnormal traffic situation and overflow parking that it be noted that this would be addressed in the staff comments. He also stated that the storm water issues have been properly resolved.

Deliberations

Mr. Williams stated that in his opinion the concerns expressed have been addressed and or will be addressed.

Mr. Rinnert made a motion to approve Keefe Property-FDP Tract 1, Miscellaneous Improvements subject to staff comments. Mr. Hupp seconded the motion.

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

Nay: Mr. Hahn

Keefe Property-FDP Cabella's, 08-14-C

Mr. Behrmann stated that the subject property is located on the south side of Liberty Way, the west side of Interstate 75 and east side of Tylers Place Boulevard. He stated that this property was rezoned from "A-1" to "C-PUD" on March 9, 2004, in conjunction with a Preliminary Development Plan that defined the general uses and access points for the overall C-PUD. He stated that at the time of rezoning, the adjacent I-75 interchange was being contemplated and the property owner wanted to wait to see if it was installed before developing a conceptual layout. He stated that the zone change approval required a detailed Preliminary Development Plan prior to Final Development Plan submittal of any lots. He stated that a Final Development Plan was approved on May 17, 2004, which included the Tylers Place Boulevard extension, the Preserve Place road section inside the C-PUD boundary and open space improvements. Mr. Behrmann stated that a Revised Preliminary Development Plan for Tract 1 was approved on July 21, 2014, which included four development parcels, an open space parcel, internal private street layout, miscellaneous improvements and preliminary site details for a Cabela's on Lot 3. He stated that the adjacent property, which is developed as the Preserve at Wetherington, was rezoned to R-1A at the same time as the abovementioned zone change by the applicant. He stated that the north side of Liberty Way is located in Liberty Township and is currently under construction for a mixed-use development.

Mr. Behrmann stated that the applicant is requesting Final Development Plan approval for the construction of a 75,330 SqFt Cabela's on Lot 3 of Tract 1.

Mr. Behrmann presented the staff report and a PowerPoint presentation that included: aerials, previously approved Revised Preliminary Development Plan, proposed Final Development Plan, proposed building elevations, typical pictures of other Cabela's stores, proposed floor plan, proposed grading plan, proposed landscape plan, proposed signage, staff comments, outside agency comments and site views.

Mr. Hupp questioned the internal signage. Mr. Behrmann stated that there is internal Cabela's signage on their site including directional.

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.

Applicant: Tom Humes
4000 Executive Park Drive
Cincinnati, Ohio

Mr. Humes stated that he has worked closely with Cabela's to create a high quality project that will be very good for West Chester.

Mark Nienhueser
One Cabela Drive
Sydney, Nebraska

Mr. Nienhueser wanted to thank everyone including the Commission, staff, and neighbors for their input and everyone working so well together. He reviewed the history of Cabela's and stated that this is a next generation store. He stated that it is a regional shopping opportunity. He stated that he is very confident that what the County Engineer's Office is proposing for traffic improvements will work and reviewed the traffic pattern. Mr. Nienhueser reviewed the proposed building elevations and proposed landscaping.

Proponents: none

Opponents: Robert Eger
7307 Chatham Court
West Chester, Ohio

Mr. Eger questioned an area on the site plan where it shows the proposed location for the boats and RV's. He wanted to know what type of screening is in that area of the project. Mr. Eger questioned the locations of access into the Cabela's site. Mr. Behrmann reviewed the access into the Cabela's site.

Jane Staubitz
7343 Chatham Court
West Chester, Ohio

Ms. Staubitz questioned the truck delivery route on the site. She also questioned the lighting and the parking lot lighting. Mr. Behrmann stated that a photometric plan was included in the information. Ms. Staubitz questioned the island that restricts the traffic to one way on Tyler's Place Boulevard.

Ryan Lancour
16745 W. Bluemound Road
Brookfield, Wisconsin

Mr. Lancour stated that he is the engineer for the development. He reviewed the grading plan and stated that the grading will provide needed screening for that area. He also reviewed the truck delivery pattern on the site. Mr. Lancour also reviewed the lighting plan and stated that one hour after closing the lights will go to emergency mode.

Jim Kiefer
4000 Executive Park Drive
Cincinnati, Ohio

Mr. Kiefer reviewed the traffic pattern for the area. He stated that the island that Ms. Staubitz had expressed concerns about would have modifications.

Neutral: none

Deliberations

Mr. Hupp stated that the plan is a great job and a lot of work was done on it.

Mr. Rinnert stated that all concerns were addressed and it is a good plan. He stated that the applicant did an excellent job and he fully supports the application.

Mr. Williams stated that he supports the application and the applicant has met all of the concerns.

Mr. Hahn stated that he was glad to hear the comments from Mr. Cox. He stated that the traffic will always be a problem. He stated that he has concerns and reservations about what this site will do to the traffic as it relates to Liberty Way and Tylersville Road.

Ms. Hendel stated that it is a nice project and the applicant has met all of the requirements that were given to them.

Mr. Rinnert made a motion to approve Keefe Property-Cabela's, 08-14-C, subject to staff comments. Mr. Hupp seconded the motion.

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

Nay: Mr. Hahn

Highland Square-FDP Christian Brothers Automotive, 08-14-D

Mr. Behrmann stated that the subject property is located on the east side of Cincinnati-Dayton Road, approximately 2200 feet north of the I-75 interchange. He stated that the property was originally rezoned to C-PUD on March 28, 1995 as part of the Cin-Day Properties approval, and included the conversion of the single-family houses to office/retail uses with a shared access road behind the buildings. He stated that a Revised Preliminary Development Plan was approved on March 15, 2004 that made modifications to the road layout and reconfigured four outlots on the south side of the development, which was then referred to as Highland Square. He stated that a Major Change to a PUD was approved on July 22, 2014 authorizing an auto repair business with specific conditions on the subject property, which is a use that was previously limited to Lots 15 and 16 of the C-PUD.

Mr. Behrmann stated the applicant is requesting Final Development Plan approval for the construction of a Christian Brothers Automotive on a portion of Lot 2 of the Highland Square development.

Mr. Behrmann presented the staff report and a PowerPoint presentation that included: aerials, previously approved Revised Preliminary Development Plan, proposed Final Development Plan, proposed elevations, typical photos of other Christian Brothers Automotive locations, proposed landscape plan, proposed signage, 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. Hupp questioned the setback from Cincinnati-Dayton Road. Mr. Behrmann stated that the proposed plan does meet the typical setbacks required.

Mr. Hahn questioned the size of the sign. Mr. Behrmann stated that the additional signage requested is based on what is permitted with their road frontage.

**Applicant: Jonathan Wakefield
22506 Poppyfield
Houston, Texas**

Mr. Wakefield presented a materials board and reviewed the materials to be used. He stated that the building is further forward because of the topography of the lot and also because of the cross access easement at the rear of the property. He reviewed the elevations and proposed landscaping.

Mr. Hupp questioned if the cars that are on site overnight are on the inside of the building or the outside. Mr. Wakefield stated that the vehicles will be moved on the inside overnight.

Mr. Hahn questioned if there are supplies stored on site. Mr. Wakefield stated that they have a deal with Auto Zone and no parts are stored on site. Mr. Wakefield reviewed the truck delivery for the site and stated that it would be small truck delivery.

Proponents: none

Opponents: none

Neutral: none

Deliberations

Mr. Williams stated that this is a good plan and meets the requirements.

Mr. Hahn made a motion to approve Highland Square-FDP Christian Brothers Automotive, 08-14-D, subject to staff comments. Mr. Rinnert seconded the motion.

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

Nay: Mr. Hupp

Glenview Farm Estates-FDP Phase 2, 08-14-E

Mr. Behrmann stated that the subject property is located on the south side of Hamilton-Mason Road and on the west side of S.R. 747. He stated that this property was rezoned from "A-1" to "R-PUD" on April 26, 2005, in conjunction with a Preliminary Development Plan that contained 110 single-family residential lots, a pool house and open space areas. He stated that a Final Development Plan was approved on September 19, 2005 for Phase I of the development, which included 55 single-family residential lots, open space lots and the pool house. He stated that a Revised Preliminary Development Plan was approved on May 19, 2014 for modifications to the layout of Phase 2, which included reducing the width of 54 lots from 100' to 90', eliminating the loop road, reducing the road width from 28' to 25', reducing the overall lot count by one and related improvements. Mr. Behrmann stated that the subject development was the site of Homearama in 2011.

Mr. Behrmann stated the applicant is requesting Final Development Plan approval for Phase 2 of the development, which includes 54 building lots, two open space lots and related improvements.

Mr. Behrmann presented the staff report and a PowerPoint presentation that included: aerials, previously approved Preliminary Development Plan, revised Preliminary Development Plan, proposed Final Development Plan, proposed grading plan, proposed landscape plan, entryway signage, 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.

**Applicant: Mike Schottelkotte
211 Grandview Drive
Fort Mitchell, Kentucky**

Mr. Schottelkotte stated that the applicant agrees with most of the conditions of approval but has some concerns with item #5 regarding the issuance of Zoning Certificate timing. He stated that as each portion of the development is platted, that section becomes part of the HOA. He would like to suggest that a minor modification of the language in item #5 be changed to state "prior to the issuance of a Zoning Certificate for any structure in each section of Phase 2, that section shall be added as part of the overall Home Owners Association".

Mr. Williams questioned what defines a section. Mr. Schottelkotte stated that on the proposed Final Development Plan each section is defined.

**Proponents: Scott Quinn
7545 Foxchase Drive
West Chester, Ohio**

Mr. Quinn stated that the Home Owners Association will take care of the maintenance on the landscaped areas but not the sign. He stated that there are concerns regarding the visibility and liability on the proposed sidewalk along the roadway.

Opponents: none

**Neutral: JD White
7555 Princeton Glendale Road
West Chester, Ohio**

Mr. White questioned the detention and or retention for the new lots.

**James Watson
3700 Park 42 Drive
Cincinnati, Ohio**

Mr. Watson stated that he is the engineer for this project and he reviewed the retention plan.

Deliberations

Mr. Hahn questioned if the proposed walkway to the north will connect to other areas. Mr. Behrmann stated that during the original approval from 2004 there was no Connections Plan but it was required to provide access along that frontage with intent to connect elsewhere. He stated that when the Connections Plan was adopted it did show this as a connection that would eventually cross S.R. 747 and connect to the first street on the right on Hamilton-Mason past S.R. 747.

Mr. Hupp questioned who would own this sign. Mr. Behrmann stated that the other location was originally on township property and later deeded over to the MetroParks but the Township did install it and maintain it. He stated that the original zone change approval on this development required that the

applicant install and maintain it. He stated that after discussion with the Township Services Department and township staff it was agreed that the Township would maintain the sign.

Ms. Hendel made a motion to approve Glenview Farm Estates-FDP Phase 2, 08-14-A subject to staff comments and the inclusion of maintenance of the sign. Mr. Hupp seconded the motion.

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

Nay: none

ZMA03-14 Villas at Park Place Expansion

Mr. Behrmann stated that the subject property is located on the west side of Beckett Road and on the south side of Tylersville Road. He stated that the property is currently zoned R-1A (Suburban Residence District) and is currently being used for farming purposes. He stated that the properties to the north, east and west are also zoned R-1A; and, the property to the south is zoned R-PUD, which was rezoned by the applicant in 2007 for the Villas at Park Place development and is nearing completion with a total of 43 patio homes.

Mr. Behrmann stated the applicant is requesting a Zoning Map Amendment for 14.82 acres from R-1A to Residential Planned Unit Development (R-PUD) and Preliminary Development Plan approval for an extension of the Villas at Park Place patio home development.

Mr. Behrmann presented the staff report and a PowerPoint presentation that included: aerials, current zoning in the area, proposed Zoning Map, proposed Preliminary Development Plan, proposed patio home floor plans, Villas at Park Place photos, current Land Use Plan for the area, a drawing of the Blue Line Stream showing the buffer from the stream, cross access connection, staff comments, outside agency comments, and site views.

The Butler County Planning Commission held a public hearing for this case on August 12, 2014 and recommended approval with conditions.

Mr. Behrmann stated that the Zoning Commission is to forward a recommendation to the Board of Trustees regarding the approval or disapproval of the proposed Zoning Map Amendment and Preliminary Development Plan unless additional information is deemed necessary to make an informed decision.

**Applicant: Dave Labus
8000 park Place Circle
West Chester, Ohio**

Mr. Labus reviewed the history of the Park Place development. He stated that all new homes will have the same amenities as the current homes. He reviewed the demographics of the current development. Mr. Labus stated that they agree generally with the proposed conditions and will be meeting with the West Chester Fire Department regarding the hammerhead street. He stated that the setback is a self-imposed setback that will include buffering and landscaping.

Proponents: none

**Opponents: Mark Haverkos
7356 Wethersfield
West Chester, Ohio**

Mr. Haverkos stated that he is not happy with the quality of the last few homes completed in the first phase. He stated that he has concerns with the private drive that is shown on the plan. Mr. Haverkos stated that he predicts that the northern portion of this development will come before the Zoning Commission in the future to rezone that area for a United Dairy Farmers. He stated that his fear is that there is more to this request than meets the eye.

Neutral: Mike Gundrum
7786 Wethersfield Drive
West Chester, Ohio

Mr. Gundrum stated that he is neutral on this but is hoping that it remains the quality of the first section of the Villas at Park Place. He stated that he is disappointed to see the private drive that connects to the drive to the west. He stated that he would like to see as many trees saved on this parcel as possible.

Deliberations

Mr. Hahn questioned if a United Dairy Farmer is a permitted use in a Residential Planned Unit Development. Mr. Behrmann stated commercial uses are not permitted in a Residential Planned Unit Development and it would have to be rezoned to a commercial zone and require trustee approval.

Mr. Williams questioned the changing of building materials in the first phase. Mr. Behrmann stated that the original quads approved for Phase One had more brick and stone on them. He stated that when the applicant changed to more of the stand alone units they were granted approval for more siding and less brick and stone. He stated at the Final Development Plan approval there will be more details shown.

Mr. Hupp made a motion to recommend approval of case ZMA03-14 Villas at Park Place subject to staff comments. Ms. Hendel seconded the motion.

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

Nay: none

Communication & Miscellaneous Business

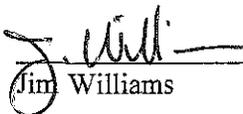
Mr. Williams stated that the next scheduled meeting would be September 15, 2014 at 6:30 p.m.

Mr. Behrmann stated that at the September 15, 2014 meeting there will be two new cases.

The Commission voted unanimously to adjourn at 9:45 p.m.

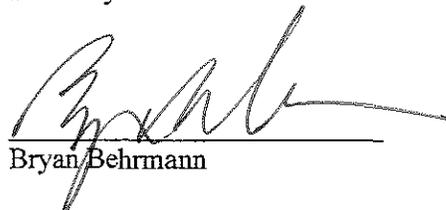
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audio tape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

Chairman:



Jim Williams

Secretary:



Bryan Behrmann

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 14-16
WOODLAND HILLS-CASA BIANCA SIGNAGE, RFDP**

WHEREAS, an R-PUD District was approved by the Butler County Commissioners in May 1982, which was called Woodland Hills and allowed limited commercial uses; and,

WHEREAS, in May 1989, the Butler County Commissioners granted Final Development Plan approval for a restaurant on the westernmost lot in the Woodland Hills R-PUD; and,

WHEREAS, on November 19, 2007, the West Chester Zoning Commission approved a Revised Final Development Plan for additional freestanding signage; and,

WHEREAS, on July 15, 2014, Muhlhauser White House LLC submitted an application requesting Revised Final Development Plan approval for additional freestanding signage; and,

WHEREAS, on August 18, 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 Final Development Plan consistent with the submitted site plan with the following conditions:

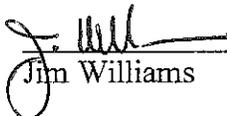
1. Two freestanding signs shall be permitted, which shall be consistent with the details provided.
2. Internal sign illumination is not permitted.
3. Signs shall not physically or visually obstruct fire hydrants, subject to West Chester Fire Department approval.
4. The West Chester Community Development 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 18th day of August 2014.

West Chester Township
Butler County

Chairman:

Secretary:



Jim Williams



Bryan Behrmann
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 14-17
KEEFE PROPERTY – TRACT 1, MISCELLANEOUS IMPROVEMENTS, FDP**

WHEREAS, a C-PUD District was approved by the West Chester Township Board of Trustees on March 9, 2004 for 47.842 acres of land with a general Preliminary Development Plan 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); and,

WHEREAS, on May 17, 2004, the West Chester Zoning Commission approved a Final Development Plan for the Tylers Place Boulevard extension, the Preserve Place road section inside the C-PUD boundary and open space improvements; and,

WHEREAS, on July 21, 2014, the West Chester Zoning Commission approved a Revised Preliminary Development Plan for Tract 1 of the C-PUD, which included the lot layout of four development parcels, one open space parcel, Tylers Place Boulevard improvements and common development improvements. Additionally, the preliminary layout of Lot 3 was provided for Cabela's as the proposed use; and,

WHEREAS, on July 15, 2014, Tylers Place Associates, LLC submitted an application requesting Final Development Plan approval for Tract 1 of the C-PUD, which includes improvements to Tylers Place Boulevard, the construction of the internal roadways and several common elements, such as decorative fences, stone columns, landscaping and signage; and,

WHEREAS, on August 18, 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 of said Final Development Plan for Tract 1 of the Keefe Property 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 traffic related improvements shall be reflected on the plan as approved by the BCEO (including the temporary access drive through Tract 2); 2)A sidewalk shall be added to the east side of Tylers Place Boulevard from Liberty Way, along the entire length of the Keefe Property and stubbed into the south property line; 3)A sidewalk shall be added along Liberty Way from Tylers Place Boulevard heading east to the right-in/right-out (may be installed with lot development); 4)A sidewalk shall be added on the north side of Street C (may be installed with lot development); 5)A sidewalk shall be added on both sides of Street B (may be installed with lot development); 6)A sidewalk shall be added on the west side of Street A (the portion north of Street C may be installed with lot development); 7)A crosswalk shall be added across Tylers Place Blvd at Street A, just east of the intersection; 8)The size of the approved signs shall be accurately reflected on the FDP and additional landscaping should be added at the base of the signs, if necessary, to be consistent with the other landscape areas; and, 9)The Project Summary on Page C1.0 shall be updated to reflect a total of 140,000 S.F. instead of the 195,000 S.F. The revised plan shall be subject to approval by the West Chester Community Development Department.

2. This resolution only grants Final Development Plan approval for the Tylers Place Boulevard improvements, internal private road construction and other identified common elements and miscellaneous improvements of Tract 1, such as decorative fences, stone columns, landscaping and development signage. Subsequent Final Development Plans shall be required for all lots in Tract 1 and Preliminary Development Plan approval shall be required for Tracts 2 and 3.
3. All recommendations of the approved traffic study and requirements of the BCEO shall be incorporated into the Final Development Plan and installed prior to the issuance of a Final Zoning Certificate for any structure in Tract 1. The maintenance of the temporary drive on Tract 2 shall be the responsibility of the developer and shall be maintained in good condition at all times. It is also the developer's responsibility to provide snow removal, when needed, to ensure that the drive is useable at all times. At no time shall the temporary access drive be used for overflow parking on the driving surface or any other use that may restrict its use.
4. All recommendations of the approved detailed drainage plan and requirements of the BCEO shall be incorporated into the Final Development Plan. All stormwater facilities shall be installed and maintained to perform its designated function and the maintenance responsibilities shall be clearly defined.
5. All street trees that are located inside a public right-of-way shall be specifically approved by the West Chester Services Department and the BCEO to ensure that the tree type and location of all existing and proposed trees do not create any maintenance issues with the adjacent roadway. The canopies of several existing and proposed trees are illustrated overhanging the driving surface of Tylers Place Blvd. If it is determined by the abovementioned agencies that a certain tree type be used and/or the location of any tree modified, the appropriate changes shall be made to the plan. Written approval of both agencies shall be required prior to the installation of any trees that are inside a public right-of-way. Any changes to the plan shall also be subject to approval by the West Chester Community Development Department.
6. Prior to the issuance of a Final Zoning Certificate for any structure in Tract 1, cross-access easements shall be provided for Streets A, B & C granting legal access to all lots in Tract 1 and the maintenance responsibilities shall be clearly defined. This easement shall be recorded, but before it is recorded, it shall first meet the approval of the West Chester Community Development Department Staff. No additional curb-cuts will be permitted from Tylers Place Boulevard or Liberty Way.
7. Prior to the issuance of a Final Zoning Certificate for any structure in Tract 1, all public and private roadway improvements, landscaping, fences, stone columns and other common elements shall be installed as illustrated on the Final Development Plan. All landscaping shall be maintained in good condition. All major landscaping areas shall be irrigated with a permanently installed system.
8. Prior to the issuance of a Final Zoning Certificate for any structure in Tract 1, the appropriate easements shall be provided for any common element that is located on private property and the maintenance of these features shall be clearly defined.
9. Prior to the issuance of a Final Zoning Certificate for any structure in Tract 1, the following sidewalks shall be installed: on the east side of Tylers Place Blvd from Liberty Way to the

south property line; on the south side of Street C; on the west side of Street A (south of Street C only); and, the Tylers Place Blvd crosswalk that is just east of Street A. All other sidewalks that are illustrated on the plan may be installed in conjunction with the development of each Lot that it is adjacent to.

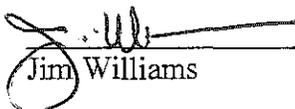
10. The following freestanding signage shall be approved according to the submitted details:
 - 1) One overall development identification sign located on the southeast corner of the Liberty Way/Tylers Place Blvd intersection, which shall provide signage for the entire Keefe C-PUD (Tracts 1, 2 & 3). This sign shall be a maximum of 20' tall and located as it is illustrated on the FDP. The display area shall be limited to 180 SqFt for use by the individual lots/tenants of the entire C-PUD with additional signage at the top of the sign for development name identification as illustrated on the provided sign detail; and, 2) One Tract 1 identification sign located on Liberty Way just west of the right-in/right-out, which shall only provide signage for the lots/tenants in Tract 1. This sign shall be a maximum of 10' tall and located as it is illustrated on the FDP. The display area shall be limited to 72 SqFt for use by the individual lots/tenants of Tract 1 with additional signage at the top of the sign for development name identification as illustrated on the sign detail. The final design of the signs shall meet Staff approval, but they shall be similar to the provided details with brick/stone incorporated into the design. There shall be no other freestanding signs located along Liberty Way in Tract 1 for the individual lots. Smaller monument signs may be permitted for the individual lots and located on the interior private drives for directional and identification purposes. Another large freestanding sign should not be expected west of Tylers Place Blvd in Tracts 2 or 3. However, similar Tract freestanding signage may be approved with the Final Development Plans of Tracts 2 and 3.
11. All comments and concerns of the BCEO, West Chester Fire Department and other agencies shall be adequately addressed to the satisfaction of the respective agencies.
12. 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.

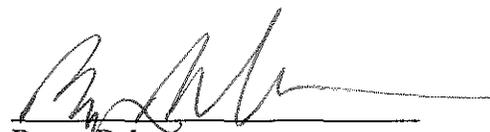
BE IT FURTHER RESOLVED, that all plats, plans, applications, and other data submitted are hereby incorporated in this approval as modified by this resolution. This action shall take effect this 18th day of August 2014.

West Chester Township
Butler County

Chairman:

Secretary:


Jim Williams


Bryan Behrmann
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 14-18
KEEFE PROPERTY – TRACT 1, CABELA’S, FDP**

WHEREAS, a C-PUD District was approved by the West Chester Township Board of Trustees on March 9, 2004 for 47.842 acres of land with a general Preliminary Development Plan 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); and,

WHEREAS, on May 17, 2004, the West Chester Zoning Commission approved a Final Development Plan for the Tylers Place Boulevard extension, the Preserve Place road section inside the C-PUD boundary and open space improvements; and,

WHEREAS, on July 21, 2014, the West Chester Zoning Commission approved a Revised Preliminary Development Plan for Tract 1 of the C-PUD, which included the lot layout of four development parcels, one open space parcel, Tylers Place Boulevard improvements and common development improvements. Additionally, the preliminary layout of Lot 3 was provided for Cabela’s as the proposed use; and,

WHEREAS, on July 15, 2014, Robert Fiebig submitted an application, on behalf of Cabela’s, requesting Final Development Plan approval for the construction of a 75,330 SqFt Cabela’s on Lot 3 of Tract 1 of the Keefe Property; and,

WHEREAS, on August 18, 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 of said Final Development Plan for Lot3 of Tract 1 of the Keefe Property 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 traffic related improvements that affect Lot 3 shall be reflected on the plan as approved by the BCEO; and, 2)A sidewalk shall be added to the east side of Tylers Place Boulevard across the frontage of Lot 3. The revised plan shall be subject to approval by the West Chester Community Development Department.
2. All recommendations of the approved traffic study and requirements of the BCEO shall be incorporated into the Final Development Plan as it relates to Lot 3.
3. All stormwater improvements shall be installed on Lot 3 according to the requirements of the BCEO, which shall be tied into the overall stormwater design for Tract 1.
4. All landscaping shall be maintained in good condition and all major landscaping areas shall be irrigated with a permanently installed system.

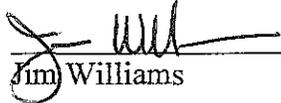
5. Building signage shall be pursuant to Article 20 of the West Chester Zoning Resolution. Due to the multiple frontages on public roadways, the building signage for the Cabela's building may be calculated using the long side of the building instead of the short side that faces Liberty Way. The flags on the three flag poles (US, State and Cabela's) that are illustrated on Page "EX-SIGN" shall not be counted as signage.
6. One 60 SqFt freestanding sign shall be permitted for Cabela's in the landscape island of Street A at Tylers Place Blvd, which shall be located so it does not obstruct sight distance. Due to the close proximity to existing residential properties, if this sign is illuminated, the sign lighting shall be turned off no later than one hour after the store closes and may be turn on no earlier than one hour before the store opens. Miscellaneous and directional signage shall be approved as illustrated on the Final Development Plan.
7. Outdoor display and storage shall be permitted for Cabela's only, which shall be limited to the general areas that are illustrated on the Final Development Plan. These display and storage areas shall be maintained in an orderly fashion similar to the illustrations and photos submitted. West Chester Community Development Department Staff may authorize variations from the submitted details as long as the general intent is being maintained. The permitted outdoor display and storage shall not obstruct pedestrian access, and a minimum 4' pedestrian walkway shall be maintained at all times in these areas. Pallets/bulk goods and products shall not be permitted outside the building.
8. The area reserved for "Truck / RV Parking" on the south side of the Cabela's building shall only be used by customers while they are visiting the store. At no time shall this area be permitted for use as a truck stop or for overnight parking/sleeping. The associated "RV Dump" shall be connected to the public sewer system.
9. It shall be the responsibility of Cabela's to make the appropriate accommodations during the grand opening, special events and during high volume shopping times for the store to ensure that the appropriate traffic controls are provided on-site and on adjacent public and private roadways, which should be coordinated with the BCEO, West Chester Services Department, West Chester Police Department and West Chester Fire Department. If any overflow parking is required during these times, it shall be carefully planned and managed so that it does not spill over onto adjacent roadways and neighborhoods. In addition to the abovementioned requirements, Cabela's and Great Traditions shall be responsible for all the details that are represented in the e-mail from Tom Humes (Great Traditions) to Kevin Cox (President Preserve HOA) dated August 18, 2014 titled "Traffic Agreement".
10. All comments and concerns of the BCEO, West Chester Fire Department and other agencies shall be adequately addressed to the satisfaction of the respective agencies.
11. 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 18th day of August 2014.

West Chester Township
Butler County

Chairman:

Secretary:



Jim Williams



Bryan Behrmann
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 14-19
HIGHLAND SQUARE, LOT 2 – CHRISTIAN BROTHERS AUTOMOTIVE, FDP**

WHEREAS, a C-PUD District and Preliminary Development Plan was approved by the West Chester Township Board of Trustees on March 28, 1995 for land containing 60.880 acres, situated in Section 23, Town 3, Range 2, West Chester Township, Butler County, Ohio. The approval included the conversion of several existing residences to commercial uses, and limiting curb-cuts on Cincinnati-Dayton Road with an access drive to the rear of the structures; and,

WHEREAS, on March 15, 2004, the West Chester Zoning Commission granted Revised Preliminary Development Plan approval for layout changes to the previously approved roadways and reconfigured Lots 1 thru 4 on the south portion of the C-PUD District; and,

WHEREAS, the C-PUD specifically limits auto repair businesses to Lots 15 and 16 of the development and a minimum of 200 feet from a lot in an R district; and,

WHEREAS, on July 22, 2014, the West Chester Board of Trustees granted a Major Change to the Highland Square C-PUD allowing an auto repair business on a portion of Lot 2, which is less than 200 feet from a lot in an R district; and,

WHEREAS, on July 15, 2014, Christian Brothers Automotive Corporation submitted an application requesting Final Development Plan approval for an auto repair business on a portion of Lot 2; and,

WHEREAS, on August 18, 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 Final Development Plan consistent with the submitted site plan with the following conditions:

1. Pursuant to Trustee Resolution 14-2014, which granted the Major Change to a PUD allowing an auto repair business, the following conditions shall be maintained at all times: a)Hours of operation shall be limited to 7 a.m. to 7 p.m. Monday – Friday, except during the first 180 after occupancy where Saturdays may be permitted during the same hours; b)All vehicles that are left overnight shall be stored inside the building; c)Tire work and body repair shall not be permitted services offered by the facility; and, d)Heavy Vehicle Services shall be limited to less than 1% of all work performed. Any variation from the above stated restrictions that increases the intensity of the auto repair business shall be considered a Major Change.
2. Prior to the issuance of a Zoning Certificate, a public use easement shall be recorded for the sidewalk along the Cincinnati-Dayton Road frontage since it is located on private property. Prior to the recording of the easement, it shall be submitted to the West Chester Community Development Department for review and approval. A copy of the recorded easement shall be provided prior to the issuance of a Zoning Certificate.
3. The details of the retaining wall shall be provided with the Zoning Certificate application, which shall be consistent with the other existing retaining walls in the PUD and complementary to the principal structure, subject to West Chester Community Development Department Staff approval.

4. The light fixtures and poles for the overhead lights in the parking lot shall be black and shall utilize a flat lens to minimize glare and light spillover. Appropriate light levels shall be maintained at all times.
5. All landscaping shall be irrigated with a permanently installed system.
6. One monument sign is permitted for each frontage on a public road, which shall not exceed 25 square feet of display area per side, shall not exceed 8 feet in height, shall be setback a minimum of 10 feet from any street right-of-way, and shall match the primary exterior building materials that are used on the principal structure. Building signage shall be permitted as reflected on the Final Development Plan. It is the property owner's responsibility to obtain the appropriate approvals for any improvement within any existing easements. At no time shall any temporary signage, banners or display be permitted on any light posts, building elevations, or anywhere else on the outside of the building unless specifically authorized by the temporary signage sections of the West Chester Zoning Resolution.
7. All comments and concerns of the BCEO, West Chester Fire Department and other agencies shall be adequately addressed to the satisfaction of the respective agencies.
8. 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 18th day of August 2014.

West Chester Township
Butler County

Chairman:

Secretary:



Jim Williams



Bryan Behrmann
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 14-20
GLENVIEW FARM ESTATE – PHASE 2, FDP**

WHEREAS, on April 26, 2005, the West Chester Township Board of Trustees granted approval with conditions to Foxborough, LLC (ZC Case #02-05) a Zoning Map Amendment from “A-1” to “R-PUD” for 83± acres of land, and a Preliminary Development Plan containing 110 single-family residential lots and reserved open space areas; and

WHEREAS, on September 19, 2005, the West Chester Zoning Commission granted Final Development Plan approval for Phase 1 of the Glenview Farm Estate development, which included 55 single-family residential lots, pool house, and open space areas; and

WHEREAS, on May 19, 2014, the West Chester Zoning Commission granted Revised Preliminary Development Plan approval for Phase 2 of the Glenview Farm Estate development, which included reducing the width of 54 lots from 100’ to 90’, eliminating the loop road, reducing the road width from 28’ to 25’, reducing the overall lot count by 1 and related modifications to the originally approved layout; and,

WHEREAS, on July 15, 2014, an application was submitted by Foxborough, LLC requesting Final Development Plan approval for Phase 2 of the Glenview Farm Estate development, which includes 54 building lots, two open space lots and related modifications; and,

WHEREAS, on August 18, 2014, 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 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 following changes:
 - 1)Additional landscaping shall be added to the plan along S.R. 747 that provides a buffer for Lot 69 and Lots 77 thru 83, which shall be a minimum of 1 tree per 20’ of frontage on SR 747 and shall be a similar mixture of tree types as the trees along Hamilton-Mason Road;
 - 2)Additional landscaping shall be added around the West Chester Monument Sign, which shall reflect a landscape design that is typical for such sign (similar to the sign at VOA);
 - 3)The “Sign Monument” detail on Page 8/8 shall be revised to reflect the “Primary Signage Guidelines” that are specified in the Identity Study, with regard to material and design. This does not permit the “Foxborough” subdivision sign on it; and,
 - 4)The pedestrian path along Hamilton-Mason Road shall be redesigned to provide a minimum grass area separation of at least 5’ from the existing roadway to the path, which may include a transition to a 6’ concrete sidewalk in the right-of-way and/or near the intersection. The revised plan shall be subject to approval by the West Chester Community Development Department.

2. The area included in this Phase 2 approval may be developed in separate sub-phases, as it is designated on the approved Final Development Plan as "2A", "2B", "2C" or "2D", or as otherwise approved by Staff. All open space areas shall be designated as such on the approved subdivision plat.
3. All roadways shall be constructed per the requirements of the Butler County Subdivision Regulations and standards for public roads. The reduced road widths shall be approved as they are illustrated on the approved plan as long as on-street parking is prohibited on the side of the road with the fire hydrants, or as otherwise authorized by the West Chester Fire Department. Additionally, on-street parking in general shall be limited and shall be prohibited during snow events. It shall be the responsibility of the HOA to enforce the abovementioned parking restrictions.
4. The Home Owners Association shall be responsible for the following in Phase 2: 1)keeping all open space areas free from trash and litter; 2)maintaining all drainage ways and retention/detention basins to perform their designated function; 3)maintaining all landscaping in good condition as illustrated on the approved FDP; and 4)maintaining the Bike Path along Hamilton-Mason Road.
5. Prior to the issuance of a Zoning Certificate for any structure in Phase 2, all of Phase 2 shall be added as part of the overall Home Owners Association to the original "Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Glenview Farm Estate at Foxborough." The provided draft language for Paragraph "8.1.13 Parking" shall be modified with the following language: *"Due to the reduced road width in Phase 2 for the streets shown on the plat as Keltner Drive, Glenview Farm Drive and Misrach Court, residents are encouraged to limit on-street parking, when possible, and are prohibited from parking on the side of the road with fire hydrants and prohibited from all on-street parking during snow events."* The remainder of the paragraph shall remain as stated in the provided draft language. Additionally, the appropriate amendments shall be made to address all the maintenance responsibilities that are detailed in Condition 4 of this resolution above, if they are not already covered by the original declaration. Prior to the execution and recording of this document addition, it shall be submitted to Staff for review and approval. A copy of this recorded addition reflecting the above responsibilities shall be provided to Staff for the case file.
6. All residences that are located on a lot that adjoins Hamilton-Mason Road (or open space parcel adjoining the road) and S.R. 747 shall be restricted to the following exterior building material requirements for primary structures and detached garages: The entire first floor portion of the front, side and rear exterior wall areas shall be constructed of brick, stone, cultured stone, stucco, drivit or natural wood siding. The areas of the first floor portions expressly excluded from the above stated materials shall include areas where normal building practices prohibit the use of the materials stated above, including but not limited to gas fireplace insert cantilever, gables, overhangs, kitchen and other bays, and other types of protrusions that structurally preclude the use of the above stated materials. All other exterior wall areas may be constructed of the above listed materials or other compatible siding materials. Any request for variation from these guidelines shall be reviewed by the developer and presented to the Community Development Director. The Community

Development Director shall approve or deny the proposed variation in writing within ten (10) working days, however, failure to do so shall not constitute approval. In no event shall any exterior wall contain less than 50% coverage of the specified approved masonry or natural wood type material.

7. Prior to the issuance of a Zoning Certificate for any structure, all street trees shall be reviewed and approved by the West Chester Services Department to ensure that the species being used do not cause maintenance and services issues with the roadway maintenance.
8. The landscaping and Bike Path along Hamilton-Mason Road shall be installed in its entirety as illustrated on the approved FDP by September 1, 2015, or as otherwise required by Staff.
9. Prior to the issuance of a Final Zoning Certificate for any structure in Phase 2B, the West Chester Entryway Monument Sign shall be installed, or as otherwise required by Staff. A maintenance easement shall be provided to the sign location providing the township access for maintenance purposes. The exact location of the easement shall be coordinated with the West Chester Services Department.
10. Prior to the issuance of a Final Zoning Certificate for any structure on Lot 69 or Lots 77 thru 83, the landscaping at the rear of the lot that is adjacent to S.R. 747 shall be installed according to the approved landscape plan. However, if a builder or homeowner wishes to modify the mixture of trees and/or location, Staff may approve such change as long as 1 tree per 20' of frontage on S.R. 747 ratio is provided, a mixture of tree types is maintained and the size of the tree types at the time of planting is similar to the approved landscape plan. The required trees are encouraged to be located with natural spacing, instead of evenly spacing the trees. These required trees shall be maintained by each property owner in good condition.
11. Prior to the issuance of a Final Zoning Certificate for any structure on Lots 96 or 98, the pathway that is located on Open Space Lot 97 shall be installed.
12. The sidewalks and Bike Path shall be constructed to Butler County Engineer Standards, with regard to materials and compaction. The sidewalks shall be concrete. The design of the Bike Path shall provide for a minimum grass area separation of at least 5' from the existing roadway. Due to the existing grading, the path may transition into a 6' concrete sidewalk near the right-of-way, if desired. All improvements within the right-of-way shall be coordinated with ODOT, BECO and the township with regard design and location. Based on ODOT requirements, township Staff shall coordinate the final design with the applicant and submit the necessary permits to ODOT for any required bike path/sidewalk improvements in the right-of-way. If ODOT does not allow the approved path design and/or location, township Staff shall be authorized to approve a reasonable alternative that is acceptable to ODOT, which may include alternate access to the intersection area or a path turnaround area on private property.
13. The final design and location of the West Chester Entryway Monument Sign shall be coordinated with the West Chester Community Development Department and West Chester Services Department. The sign shall be in accordance with the details in the "Identity Study

Summarization for West Chester in Union Township, Butler County, Ohio” and the typical design and landscaping details utilized elsewhere for a similar sign, such as at VOA on the corner of Tylersville Road and Butler-Warren Road. The abovementioned departments shall be authorized to approve variations to the original sign design and landscaping based on known issues with the original design and known conditions of the area where the sign will be located.

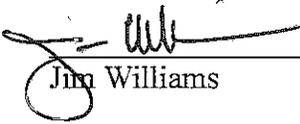
14. The location of the water mains and fire hydrants shall be subject to approval by the West Chester Fire Department and the appropriate county agencies.
15. All street names shall be approved by the West Chester Fire Department.
16. The West Chester Community Development Department Staff shall be 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 18th day of August 2014.

West Chester Township
Butler County

Chairman:

Secretary:



Jim Williams



Bryan Behrmann
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 14-21
VILLAS AT PARK PLACE EXTENSION
ZONING MAP AMENDMENT & PRELIMINARY DEVELOPMENT PLAN**

WHEREAS, on July 15, 2014, Park Place West Chester, LLC submitted an application requesting a Zoning Map Amendment for 14.82 acres from R-1A (Suburban Residence District) to Residential Planned Unit Development with a Preliminary Development Plan that included 43 detached single-family patio homes; and,

WHEREAS, on August 12, 2014, the Butler County Planning Commission recommended approval of the aforesaid application with conditions; and,

WHEREAS, on August 18, 2014, the West Chester Township Zoning Commission conducted a public meeting for said Zoning Map Amendment and Preliminary Development Plan.

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 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)The Private Road shall extend to the existing tree line and a future roadway connection shall be illustrated and labeled on the plan accordingly; and, 2)A sidewalk connection shall be illustrated to the Tylersville Road/Beckett Road intersection. The revised plan shall be subject to approval by the West Chester Community Development Department.
2. At the Final Development Plan Stage, the applicant shall provide a traffic study per following requirements, or as otherwise required by the BCEO: Turn lane analysis at the proposed access onto Beckett Road. The trip generation and distribution data should be obtained by collecting AM and PM peak turning movement counts at the existing Epcon development located directly south of the expansion. The existing development's trip generation numbers can be interpolated at the proposed expansion access. Turning movement counts should be performed when school is in session.
3. At the Final Development Stage, the applicant shall submit a detailed drainage plan per the requirements of the BCEO, which may include a flood study per the Butler County Flood Damage Prevention Regulations since the property contains a USGS Blueline stream.
4. At the Final Development Plan Stage, the applicant shall provide a letter from the Floodplain Administrator authorizing the encroachment of Building 1 into the required 75' stream buffer, or Building 1 shall be located outside of the stream setback area.
5. The Final Development Plans shall illustrate the appropriate right-of-way dedication on Beckett Road and Tylersville Road as required by the Butler County Thoroughfare Plan, or as otherwise required by the BCEO. The right-of-way shall be dedicated prior to the issuance of any Zoning Certificates.

6. All roadways shall be approved at the Final Development Plan stage, which shall be constructed to Butler County standards regarding base materials and compaction, and shall satisfy any concerns of the BCEO, West Chester Community Development Department and West Chester Fire Department.
7. The roadways, turning radii and fire hydrant locations shall be subject to approval by the West Chester Fire Department and reflected appropriately on the Final Development Plan.
8. A temporary construction easement shall be recorded, which shall allow the future developer of the adjoining property to the west the legal right to enter the property for the purpose of completing the roadway connection through the subject property to Beckett Road. The easement shall also allow for any required modifications to the private road. A draft copy of the easement shall be submitted with the FDP and shall be recorded prior to the issuance of any Zoning Certificate.
9. Specific details regarding building design, materials, floor plans, etc shall be provided at the Final Development Plan stage, which shall be similar to the detached patio homes that have been constructed in the original Villas at Park Place with regard to design, size, exterior building materials, etc. Any building elevations that are highly visible from Beckett Road, Tylersville Road or the east-west Private Road shall contain a minimum of 50% brick or stone, unless another means of screening and/or elevation upgrade is determined to be acceptable at the Final Development Plan stage. The highly visible building elevations subject to this requirement shall be labeled accordingly on the Final Development Plan.
10. At the Final Development Plan stage, a detailed landscaping plan shall be provided, which shall reflect the following: 1)Extensive buffers along the Beckett Road, Tylersville Road and the east-west Private Road frontages, which shall include a combination of mounding and landscaping; 2)The existing vegetation along the south and west property lines, in addition to the treeline that runs through the site, shall be preserved as much as possible and noted accordingly on the plan; and, 3)All landscaping shall be irrigated with a permanently installed system.
11. The location of all sidewalks shall be approved at the Final Development Plan stage, which at a minimum shall include a 5' sidewalk across the entire Beckett Road and Tylersville Road frontages and a sidewalk through the development on at least one side of both "Private Roads", which includes a sidewalk connection to adjoining property to the west when that property develops.
12. The following improvements shall be made to the Tylersville Road and Beckett Road intersection area for improved pedestrian connectivity: Sidewalk extension to the southwest corner of intersection; install curb ramp on SW and NW corner of intersection; install necessary pedestrian equipment (heads, push buttons, wiring) on the SW and NW signal poles to accommodate a pedestrian crossing; and, install crosswalk pavement markings on west leg of Tylersville Road. The final design of the improvements shall be subject to BCEO and township approval.
13. The Final Development Plan shall specifically note where the individual property lines will be located for each unit (footprint only, or also include the driveway, patio area, etc.).

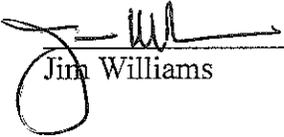
14. All comments and concerns of the BCEO, West Chester Fire Department and all other township and county agencies shall be adequately addressed and accurately reflected on the Final Development Plan.
15. The subject property shall be added to the Home Owner's Association of the existing Villas at Park Place development to the south and provide full access to the clubhouse and pool. The Home Owners Association shall be responsible for the following, which shall be specified in the declaration: 1)To maintain in good condition all roadways, driveways, sidewalks, building exteriors, pool, patios, fences, signs, etc; 2)Keeping all open space and green space areas free from litter and debris; 3)Maintain all drainage ways and retention/detention basins to perform their designated function; 4)Maintain landscaping in good condition as illustrated on the Final Development Plan, in addition to the landscaping and lawn adjacent to each unit. The Home Owner's Association agreement shall also prohibit the rental of units (except as specifically permitted by Zoning Commission Resolution 10-17); 5)Maintain all goose control applications, and if necessary provide a continuous effort to disperse the geese with additional methods if it becomes a problem. A draft copy of the supplemental declaration shall be submitted with the Final Development Plan for review, and must be recorded prior to the issuance of any Zoning Certificate. If the existing Home Owner's Association documents allows for such an expansion and it adequately addresses all of the above concerns, verification shall be provided to Staff and no additional documents need to be recorded.

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 18th day of August 2014.

West Chester Township
Butler County

Chairman:

Secretary:



Jim Williams



Bryan Behrmann
Township Planner