

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
October 20, 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: 7:15 p.m.

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

Minutes were presented from the Zoning Commission meeting from September 15, 2014 and approved as submitted.

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**West Chester Towne Centre-RFDP Pinnacle Signage, 10-14-A**

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Mr. Rinnert recused himself from this case due to a conflict.

Mr. Behrmann stated that the subject property is located on the southeast corner of the Center Pointe Drive/West Chester Towne Centre Drive intersection, which is opposite The Square @ Union Centre Park. He stated that this property was rezoned to C-PUD on January 22, 2002, and the most recent Preliminary Development Plan for this property was approved on November 20, 2006, which included 118,150 SF of retail and office space in three multi-story buildings and one outlot. He stated that the Final Development Plan for this property was approved on February 26, 2007 for three multi-story buildings, but only one building has been constructed at this time. He stated that a Revised Final Development Plan was approved on May 18, 2009 for two building signs on the northwest corner of the building for Dingle House. He stated that a Revised Final Development Plan was approved on June 21, 2010 for 65 SF of building signage on the 3<sup>rd</sup> Floor of the south elevation for Antonelli College. Mr. Behrmann stated that a Revised Final Development Plan was approved on February 28, 2011 for a Dingle House awning on the north side of the building.

Mr. Behrmann stated that the applicant is requesting Revised Final Development Plan approval for 80.43 SF of building signage on the 3<sup>rd</sup> Floor of the south elevation for The Pinnacle Group.

Mr. Behrmann presented the staff report and a PowerPoint presentation that included: aerials, previously approved Preliminary Development Plan (2006), previously approved Final Development Plan (2007), previously approved Revised Final Development Plan (2010), previously approved Revision to a Final Development Plan (2010), and the proposed Revised Final Development Plan, proposed 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 Revision to a Final Development Plan, unless additional information is deemed necessary to make an informed decision.

Mr. Fisher questioned the proposed building time frame for Building E. Mr. Behrmann stated that no permits have been taken out at this time for Building E.

Mr. Hahn questioned if the proposed Building E will be a three story building. Mr. Behrmann stated that it will be a two story with the look of a three story building.

**Applicant: Scott Sims**  
**9100 West Chester Towne Centre Drive**  
**West Chester, Ohio**

Mr. Sims stated that he is the President and the primary owner of The Pinnacle Group. He reviewed the history of The Pinnacle Group and stated that they have been at this location for six years.

**Proponents: Tom McGill**  
**6764 Cincinnati-Dayton Road**  
**Liberty Township, Ohio**

Mr. McGill stated that Mr. Sims was one of the first tenants in the current building. He stated that they are thrilled to have them in the building and they are an asset to the community. He stated that the lease is almost up for The Pinnacle Group and they would like to keep them as a tenant. He stated that the additional signage is very important to Mr. Sims. Mr. McGill stated that Mr. Sims is leasing approximately 4,880 s.f. of space in the building.

Mr. McGill stated that he is working with the township on developing signage standards for the building to determine the tenants that would be permitted signage. He stated that they do not intend to allow all tenants to have signs so they are developing criteria to help make this process easier in the future.

Mr. McGill stated that there was a question on the status of Building E. He stated that they have tried to market the two remaining lots and will continue to market those lots.

Ms. Hendel questioned if the additional building when constructed would block this signage. Mr. McGill stated that they won't know that until the building is designed.

**Opponents: none**

**Neutral: none**

### **Deliberations**

Mr. Williams stated that this is a very good looking building and he feels that the signage will help the business.

Ms. Hendel stated that he agrees with Mr. Williams.

Mr. Fisher stated that he agrees also with Mr. Williams.

**Ms. Hendel made a motion to approve case West Chester Towne Centre-RFDP Pinnacle Signage, 10-14-A subject to staff comments. Mr. Fisher seconded the motion. Mr. Williams stated that he would like to have staff comment #2 revised to reflect the square footage of 4,881 s.f.**

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

**Nay: Mr. Hahn**

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**West Chester Village-RPDP, 10-14-B**

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Mr. Rinnert re-entered the hearing.

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 on April 21, 2014, a Revised Preliminary Development Plan was approved creating a new outlot on the north side of Hutzelman Way. Mr. Behrmann stated that Final Development Plans have been approved for retail centers on the northernmost and southernmost development areas; a Chase Bank on the northwest corner of the SR 747 and Hutzelman Way intersection; and, the West Chester Academy of Music and Dance on the north side of Hutzelman Way.

Mr. Behrmann stated that the applicant is requesting Revised Preliminary Development Plan approval for modifications to the original layout, which includes an expanded development parcel along SR 747 for a 29,600 SF daycare and reducing the size of the southern portion of the large multi-tenant retail center.

Mr. Behrmann presented the staff report and a PowerPoint presentation that included: aerials, previously approved Preliminary Development Plan (1993), Revised Preliminary Development Plan (2014), proposed Revised Preliminary Development Plan, parking calculations, proposed storm water calculations, outdoor activity area, 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: Steven Hunt  
2200 U.S. Bank Building  
Cincinnati, Ohio**

Mr. Hunt introduced those in attendance to testify or answer any questions including the property owners. He stated that they are in agreement with the staff proposed conditions. Mr. Hunt stated that the owners have recently been receiving more interest in the site.

Mr. Williams questioned where the underground storm water detention will be discharging.

**Etta Reed  
6900 Tylersville Road  
Mason, Ohio**

Ms. Reed reviewed the underground detention plan.

Ms. Hendel questioned if there is high water retention on this property. Ms. Reed stated no and stated that Butler County requires a storm water retention or detention plan and there is no area on the parcel large enough to handle all of the storm water runoff.

**Opponents: none**

**Proponents: none**

**Neutral: none**

**Deliberations**

Mr. Hahn stated that this is a great project and has been a long time coming.

Mr. Rinnert stated that he agrees with Mr. Hahn. He stated that there will be more details on the project submitted at the Final Development Plan stage.

Mr. Hupp stated that bringing the building closer to S.R. 747 is an improvement.

**Mr. Rinnert made a motion to approve West Chester Village-RPDP, 10-04-B subject to staff comments. Ms. Hendel seconded the motion.**

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

**Nay:**

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**Administrative Matters:**

**Communication & Miscellaneous Business**

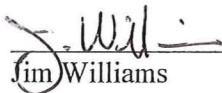
Mr. Behrmann stated that the next scheduled meeting would be November 17, 2014 at 6:30 p.m.

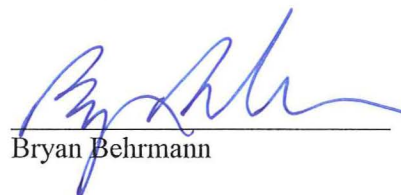
The Commission voted unanimously to adjourn at 7:15 p.m.

These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an 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:

  
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Jim Williams

  
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Bryan Behrmann

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 14-24  
WEST CHESTER TOWNE CENTRE-THE PINNACLE GROUP SIGNAGE, RFDP**

**WHEREAS**, on January 22, 2002, the West Chester Township Trustees approved a zone change from CBD to C-PUD to Cousins Properties Inc. for land containing approximately 25.567 acres, situated in Section 33, Town 3, Range 2. A Preliminary Development Plan was also approved, which contained approximately 200,000 s.f. of mixed-use retail buildings; and,

**WHEREAS**, on January 27, 2004, the West Chester Township Trustees approved a Major Change to the existing C-PUD, including a Preliminary Development Plan illustrating multiple building areas containing 182,364 s.f. of mixed-use retail buildings and three outlots; and,

**WHEREAS**, on February 23, 2004, the West Chester Zoning Commission approved a Final Development Plan for the roadways (except for the roadway between Areas 2 & 3 as it is labeled on the PDP), common areas, and the development of Phase One (Area 4); and,

**WHEREAS**, on March 20, 2006, the West Chester Zoning Commission approved a Final Development Plan for the final roadway (roadway between Areas 2 & 3 as it is labeled on the PDP); and,

**WHEREAS**, on November 20, 2006, the West Chester Zoning Commission approved a Revised Preliminary Development Plan for layout changes to “Area 3” of the plan, and also creating an additional outlot; and,

**WHEREAS**, on February 26, 2007, the West Chester Zoning Commission approved a Final Development Plan for three multi-story buildings with an urban design and related streetscape features in “Area 3”; and,

**WHEREAS**, on June 21, 2010, the West Chester Zoning Commission approved a Revised Final Development Plan for a 65 SF building sign to be located on the 3<sup>rd</sup> Floor of the south elevation for Antonelli College; and,

**WHEREAS**, on September 16, 2014, Klusty Sign Associates, Inc. submitted an application, on behalf of Towne Centre Square Partners, requesting Revised Final Development Plan approval for an 80.43 SF building sign to be located on the 3<sup>rd</sup> Floor of the south elevation for The Pinnacle Group.

**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. At no time shall this approval set the precedent that building signage on the 2<sup>nd</sup> or 3<sup>rd</sup> Floors will be permitted for other tenants.

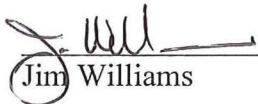
2. The approved signage is for The Pinnacle Group only as presented. Any reuse of the sign area by other tenants and/or additional building signage shall require Revised Final Development Plan approval.
3. All wiring and mounting equipment shall be concealed from view and not run along the outside of the building.
4. Any changes to the location, size and/or design of the sign shall require Revised Final Development Plan approval.
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 20<sup>th</sup> day of October 2014.

West Chester Township  
Butler County

Chairman:

Secretary:

  
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Jim Williams

  
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Bryan Behrmann  
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 14-25  
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 April 21, 2014, a Revised Preliminary Development Plan was approved by the West Chester Zoning Commission for modifications to the original layout, which included 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 September 16, 2014, Hutzelman Farms, Inc. submitted an application requesting Revised Preliminary Development Plan approval for modifications to the original layout, which includes an expanded development parcel along SR 747 for a 29,600 SF daycare and reducing the size of the southern portion of the large multi-tenant retail center; and,

**WHEREAS**, on October 20, 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 changes: 1)The "Retention Lake" shall be appropriately sized to meet the present county standards and reflected accordingly on the plan; 2)Eliminate the access drive on Marketplace Drive near Building C, just south of the internal intersection; and, 3)Street trees shall be added to the east side of Market Place Drive near Building C to be consistent with other portions of the drive. The revised plan shall be subject to approval by the West Chester Community Development Department.
2. This approval grants changes to the layout as reflected on the plan. However, 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. All Final Development Plans shall demonstrate that adequate parking is being provided for all proposed uses based on typical township parking standards, which shall be conveniently located to each building and is easily accessible to a useable entrance. If this cannot be demonstrated, the size of the uses/buildings should be reduced and/or the building design



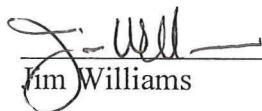
modified. The location and design of all interior drive aisles and curb-cuts shall be approved at the Final Development Plan stage and they shall generally align throughout the development. Where possible, parking along Market Place Drive should be limited to ensure proper interior circulation.

4. All Final Development Plans shall closely examine the service traffic patterns and ensure that safe conditions are being provided for pedestrians, sufficient space is provided for deliveries without obstructing the access drive and appropriate turning radii are being provided for delivery trucks.
5. All Final Development Plans shall demonstrate that good interior pedestrian circulation is being provided to each use/building and throughout the site.
6. 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.
7. The daycare that is indicated for Building C references an "Outdoor Children's Activity Area." At the Final Development Plan stage for such outdoor activity, a detailed plan for this area shall be presented with regard to layout, quality of the outdoor equipment and specific activities. Due to its location along the main interior access drive, quality equipment shall be utilized throughout and screened accordingly. All fencing shall be decorative in nature and any uses requiring a tall fence should be located in the least visible area and the appearance softened with landscaping and/or other means of screening.
8. As reflected on the plan, 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.
9. 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 all Final Development Plans.


**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 20<sup>th</sup> day of October 2014.

West Chester Township  
Butler County

Chairman:

  
Jim Williams

Secretary:

  
Bryan Behrmann  
Township Planner