

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
November 17, 2014**

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

MEMBERS ABSENT: Jim Hahn, Art Hupp

STAFF PRESENT: Bryan Behrmann, Planner
Michael Juengling, Director
Vicki Sparks, Administrative Assistant

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 6:55 p.m.

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

Minutes were presented from the Zoning Commission meeting from October 20, 2014 and approved as submitted.

ZMA04-14 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 that the applicant is requesting a Zoning Map Amendment for 14.115 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 amendment, layout of the existing Villas at Park Place, proposed Preliminary Development Plan, proposed elevations, proposed floor plans, photos of existing Villas at Park Place development, interior photos of the current development, Proposed Land Use Plan for the site, site access, area of Blue Line Stream on parcel, proposed landscape buffer, proposed sidewalk location, staff comments, outside agency and site views.

Mr. Behrmann reviewed the sixty foot strip of land between the two parcels of land that this request covers. He stated that this would serve as the access and is outside of the PUD.

Mr. Behrmann stated that the Butler County Planning Commission conducted a public hearing for this case on November 10, 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.

Mr. Williams questioned why the access road is not included in this request. Mr. Behrmann stated that the applicant will be better able to address this question.

**Applicant: David Labus
8000 Park Place Circle
West Chester, Ohio**

Mr. Labus stated that the access road may need to be part of the future use to the west of this property. He stated that in the original submittal for this property he had included it as part of the request and they were informed by the property owner that the area for the access should be included with the development to the west. He stated that conceptually this is the same plan that was before this board several months earlier. Mr. Labus stated that the access agreement would be in place before Zoning Certificates are granted.

Mr. Williams stated that the overall project will be beautiful and he likes the overall concept. He questioned how the maintenance of the access road would be handled.

Mr. Labus stated that the access agreement will cover many items including constructing the road, actual access for all of the parcels that will have rights to that, and will cover the maintenance of the road.

Mr. Williams questioned who will own the access agreement. Mr. Labus stated that it would be the current land owner.

Proponents: none

Opponents: none

Neutral: none

Deliberations

Mr. Rinnert stated that this is a good project and looks nice. He stated that he is glad that it is continuing on and will enhance the area.

Mr. Fisher stated that he agrees.

Mr. Williams stated that he agrees.

Ms. Hendel stated that it is a beautiful project.

Mr. Rinnert made a motion to recommend approval for ZMA04-14 Villas at Park Place Expansion subject to staff comments. Ms. Hendel seconded the motion.

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

Nay:

Administrative Matters:

Communication & Miscellaneous Business


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

The Commission voted unanimously to adjourn at 6:55 p.m.

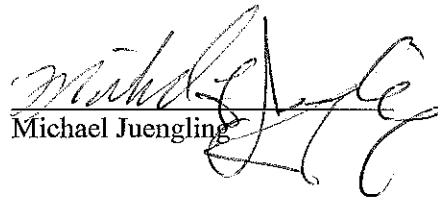
These Minutes do not purport to be the entire record. A complete transcription of these proceedings was taken under supervision of the Secretary from an audio tape and may be obtained upon written request. Any charges for preparing such transcripts shall be borne by the person requesting same and must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

Chairman:

Secretary:



Jim Williams



Michael Juengling

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 14-26
VILLAS AT PARK PLACE EXPANSION
ZONING MAP AMENDMENT & PRELIMINARY DEVELOPMENT PLAN**

WHEREAS, on October 14, 2014, Park Place West Chester, LLC submitted an application requesting a Zoning Map Amendment for 14.113 acres from R-1A (Suburban Residence District) to Residential Planned Unit Development with a Preliminary Development Plan that included 42 detached single-family patio homes to be developed in two phases with a 60' wide strip of property between the phases, which is not included in the application; and,

WHEREAS, on November 10, 2014, the Butler County Planning Commission recommended approval of the aforesaid application with conditions; and,

WHEREAS, on November 17, 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 75' stream buffer shall be illustrated on the plan; and, 2)The sidewalk along Tylersville Road shall be extended to the west property line. 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. A single access drive shall be required on Beckett Road for all of the proposed patio homes in both phases, which shall also tie into the existing Villas at Park Place development to the south and be stubbed into the tree line to the west for future connection to development to the west. The appropriate access easements shall also be recorded along the shared access drive from Beckett Road to the west property line and for access to both phases of development. Subject to the design and spacing requirements of the BCEO, this access drive may be located as it is illustrated on the plan outside of the proposed R-PUD area, if it achieves the abovementioned criteria. If all criteria cannot be accomplished, the shared access road shall be relocated inside the R-PUD according to the above description. All access easements shall be recorded prior to the issuance of a Zoning Certificate for a patio home in any phase. No additional curb-cuts will be granted on Beckett Road or Tylersville Road.

4. 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.
5. At the Final Development Plan Stage, if any buildings are located within the 75' stream setback, written verification should be provided from the Flood Plain Administrator authorizing the encroachment, or the building should be relocated outside of the 75' stream setback.
6. 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.
7. 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.
8. 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. A "hammer head" turnaround shall be provided at the north end of Private Drive A, unless an alternate turnaround scenario meets the approval of the West Chester Fire Department.
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 along one side of the main interior roadway.
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.

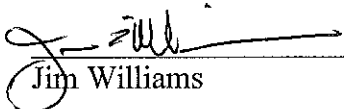
13. The Final Development Plan shall specifically note where the individual property lines will be located for each unit (footprint only, or also include the driveway, patio area, etc.).
14. All comments and concerns of the BCEO, West Chester Fire Department and all other township and county agencies 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 17th day of November 2014.

West Chester Township
Butler County

Chairman:

Secretary:



Jim Williams



Bryan Behrman
Township Planner