

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
July 20, 2015**

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

MEMBERS ABSENT: Art Hupp

STAFF PRESENT: Michael Juengling, Community Development Director  
Timothy Dawson, Township Planner

LOCATION: Township Hall

CALL TO ORDER: 6:30 p.m.

ADJOURNMENT: 7:20 p.m.

Mr. Hahn called the meeting to order. Mr. Juengling called the roll.

Minutes from the June 15, 2015 Zoning Commission meeting were not made available. No minutes were approved.

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**ZMA05-15, Beckmark III**

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Mr. Juengling presented the staff report and a PowerPoint presentation that included: aerials, current zoning, proposed zoning, Proposed Land Use Plan, proposed site plan, proposed elevations, site views, outside agency comments, proposed Preliminary Development Plan, history of site, and staff comments.

Mr. Juengling stated that the subject property is located at 7182 and 7200 Tylersville Rd, which is located on the north side of Tylersville Rd. and approximately 680 feet west of Wetherington Dr. He stated that the property is currently zoned R-1 (7200) and R-2 (7182) and consists of vacant, single-family residences. He stated that the proposed site's surrounding Zoning Districts included: R-1 and R-2 to the south, R-2 to the west, R1-A to the north, and C-PUD to the east. He stated that the West Chester Township Land use Committee recommended approval for an amendment to the Comprehensive Land Use Plan for the site and the two properties to the west from the Suburban Single Family land use classification to the General Office land use classification.

Mr. Juengling stated that the applicant is requesting a Zoning Map Amendment from the existing R-1 (Suburban Residence District) and R-2 (Single Family Residence District) to the proposed C-PUD (Commercial Planned Unit Development District) and approval of the Preliminary Development Plan (PDP) for the construction of two office buildings on 4.49 acres or 14,400 Sq. Ft on two separate lots for the total site. He stated that the development proposed a single access drive on Tylersville Rd. and would provide a 4,800 Sq. Ft., one-story with basement, office building at 7200 Tylersville Rd. and a 9,600 Sq. Ft., two-story office building with basement, at 7182 Tylersville Rd. He stated that the building elevations illustrated quality buildings with at least 50 % of brick facades. He stated that 99 total parking spaces would be provided for the development. He stated that township zoning regulations call for 1 space/400 Sq. Ft. for business or professional office and 1 space/200 Sq. Ft. for medical or dental offices. He stated that based on the proposed square footage of the land uses, the Township requires 48 total parking spaces. He stated that in addition to meeting the parking requirements, staff recommended the establishment of a

cross-access easement with future development to the west of the site at the time of that development. He stated that the development would also provide a total of 47% open space and maintain the existing mature tree line, as proposed on the PDP. He stated that the development includes an internal sidewalk network with connection to Tylersville Rd. and a 5' sidewalk along the site's Tylersville Rd. frontage, which would have to meet all Butler County Engineer's Office (BCEO) right-of-way requirements. He stated that in addition to the proposed pedestrian facilities, staff recommended the proposal of pedestrian cross-access to the property west of the site at the Final Development Plan stage.

Mr. Juengling stated that the Zoning Commission is to recommend approval, approval with modification, or denial of the submitted Zoning Map Amendment and Preliminary Development Plan, unless additional information is deemed necessary to make an informed decision.

**Applicant: Mark Sennet**  
**8685 Cincinnati-Dayton Road**  
**West Chester, Ohio**

Mr. Sennet stated that he does not have any issues complying with all Township and County requirements, except for the recommendation for office use only. Mr. Sennet stated that the C-PUD Zoning District allows for a modification to allow for limited retail land uses, which he has interest in from potential tenants at the two-story building located at 7182 Tylersville Rd. Mr. Sennet stated that there could be a change from the PDP to the FDP concerning the detention. He stated that if he did not have a buyer and due to topography issues at the FDP stage he would revise the detention to be located on both lots with smaller areas, rather than the proposed PDP for one large detention area on 7182 Tylersville Rd.

**Proponents: Wallace Marshall**  
**7189 Tylersville Road**  
**West Chester, Ohio**

Mr. Wallace stated he has lived in West Chester since 1968 and approves of the land uses and design proposed by Mr. Senate, due to prior developments by Mr. Senate he has seen.

**Opponents: Mr. Khosrow Zerabi**  
**7177 Birch Hollow Lane**  
**West Chester, Ohio**

Mr. Khosrow stated that he was concerned with the existing, mature tree buffer between the development and his property, which is adjacent to the north of the development. He stated that the proposed two-story building and the added traffic would be incompatible with the residential district to the north.

**Neutral: none**

### **Deliberations**

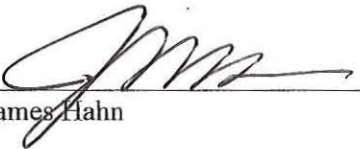
Mr. Williams stated that the Commission address the detailed landscaping plan in respect to the proposed detention at the time of the FDP to ensure proper screening of the Residential District to the north. Mr. Rinnert stated that his concern was the Comprehensive Land Use Plan's definition of the General Office definition. In response to Mr. Rinnert's concern, Mr. Juengling stated that the Zoning Commission could approve the request with modifications by placing a condition that permitted limited retail land uses that would be defined at the FDP stage.

**Mr. Williams made a motion to approve the request for Beckmark III – ZMA05-15 subject to staff comments and the added condition which would consider limited retail uses, in addition to the proposed office, at the time of the FDP stage. Mr. Rinnert seconded the motion.**

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

**Nay: none**

Chairman:

  
James Hahn

Secretary:

  
Michael Juengling

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 15-19  
BECKMARK III  
ZONING MAP AMENDMENT & PRELIMINARY DEVELOPMENT PLAN**

**WHEREAS**, on May 26, 2015 the West Chester Township Land Use Committee approved a land use amendment to the West Chester Comprehensive Land Use Plan, which reclassified the properties at 7164, 7172, 7182, and 7200 Tylersville Road from the existing land use classification Suburban Single-Family to the proposed General Office classification with conditions; and,

**WHEREAS**, on June 16, 2015, Beckmark Inc. submitted an application requesting a Zoning Map Amendment for 4.49 acres from R-1 (Suburban Residential District) and R-2 (Single Family Residence District) to C-PUD (Commercial Planned Unit Development) with a Preliminary Development Plan that included one, single-story with basement, office building and one, two-story with basement office building for a total of 14,400 Sq. Ft.; and,

**WHEREAS**, on July 14, 2015, the Butler County Planning Commission recommended approval of the aforesaid application with conditions; and,

**WHEREAS**, on July 20, 2015, 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.) The main access drive on Tylersville Road shall meet the Butler County Engineer's Office (BCEO) requirements upon submission of the Final Development Plan and issuance of a Zoning Certificate.
- 2.) The site plan shall provide cross access to the adjacent property to the west from the front and rear parking lots.
- 3.) All storm water requirements as regulated by the BCEO shall be met and illustrated accordingly on the Final Development Plan.
- 4.) As shown on the Preliminary Development Plan, the applicant submitted building elevations that illustrate quality buildings with at least 50 % of brick facades. This general building design shall be carried forward through the Final Development Plan stage and there shall be detailed building elevations illustrated accordingly on the Final Development Plan.
- 5.) As shown on the Preliminary Development Plan, a 5' concrete sidewalk along the Tylersville Road right-of-way, interior connections from the right-of-way, and connections between both buildings shall meet BCEO and West Chester Community Development Department requirements and be illustrated accordingly on the Final Development Plan. The applicant shall provide pedestrian cross-access to the adjacent properties to the west. To be

coordinated with the future applicant at the time of the Final Development Plan for those properties to the west.

- 6.) The applicant shall meet all conditions of the Butler County Planning Commission approval on July 14, 2015.
- 7.) The applicant/ developer shall provide a Pedestrian or additional Right-of-Way Easement, covering limits of sidewalk along the Tylersville Road right-of-way upon application of Final Development Plan.
- 8.) There shall be a detailed landscaping plan included with the Final Development Plan and all major landscaping areas shall be irrigated with a permanent system prior to issuance of a Zoning Certificate.
- 9.) As shown on the Preliminary Development Plan, the proposed and required parking plan with percentage of open space for the entire site shall be shown on the Final Development Plan.
- 10.) As shown on the Preliminary Development Plan, the existing mature tree canopy along the north of the properties shall be maintained to the proposed tree line to act as a buffer from the residential districts to the north and aid in erosion issues around the proposed detention pond.
- 11.) As shown on Preliminary Development Plan, the building at 7200 Tylersville Road shall be limited to a one-story with basement and the building at 7182 Tylersville Road shall be limited to a two-story with basement.
- 12.) In addition to the proposed office land use, limited retail land uses are also included. The specific retail uses are to be presented at the Final Development Plan stage.

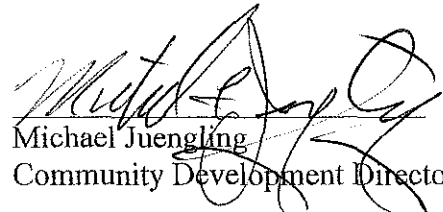
**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommended approval as modified by this resolution. This action shall take effect this 20<sup>th</sup> day of July 2015.

West Chester Township  
Butler County

Chairman:

Secretary:

  
\_\_\_\_\_  
Jim Hahn

  
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Michael Juengling  
Community Development Director