

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
August 17, 2020**

MEMBERS PRESENT: Jim Hahn, Richard Grow, Jim Williams,
Doug Rinnert, Mark Murphy

MEMBERS ABSENT:

STAFF PRESENT: Timothy Dawson, Township Planner
Beverly Worley, Administrative Assistant
Austin Musser, FBT; Legal Representation

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

Mr. Hahn called the meeting to order. Mr. Dawson called the roll. A quorum was established.

Mr. Rinnert made a motion to approve July minutes, seconded by Mr. Williams. Mr. Dawson called the roll. Motion carried unanimously.

Mr. Williams made a motion to continue Case #ZMA09-20 West Ridge, seconded by Mr. Murphy. Mr. Dawson called the roll. Motion carried unanimously.

Mr. Williams made a motion to continue Case #MC10-20 Union Center Pavilion; Outlot E, seconded by Mr. Grow. Mr. Dawson called the roll. Motion carried unanimously.

Mr. Hahn made a motion to approve Resolution 20-8; all were in favor, 5-0;
Mr. Hahn made a motion to approve Resolution 20-10; all were in favor, 4-0 with Mr. Hahn abstaining;

Mr. Dawson was sworn in. Mr. Dawson swore in case participants.

ZMA07-20 EDZ Property; West Chester Trade Center, Bldg. 9

The applicant is NorthPoint Development. The applicant requested a Zoning Map Amendment approval from A-1 (Agricultural District) to M-2 (General Business District) on 11.48 acres located at Princeton Glendale Road.

Mr. Dawson presented the staff report including a PowerPoint presentation, aerials, staff comments, and case history.

Action

The West Chester Township Zoning Commission is to recommend approval, approve with modifications, or deny the submitted Zoning Map Amendment unless additional information is deemed necessary to make an informed decision.

No questions from the Board.

Applicant **Matthew Gaston**
NorthPoint Development

Mr. Gaston stated this would be the last building for the development.

Mr. Hahn asked for clarification on the size of the green space.

Mr. Gaston gave clarification and stated they are willing to submit a landscape plan at the permitting stage.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All Board members were in positive agreement of the project as long as adequate landscape coverage is provided.

Mr. Grow made a motion to approve Case # - ZMA07-20 EDZ Property; West Chester Trade Center, Bldg. 9 with the conditions and considerations made by staff and other agencies. Mr. Murphy seconded the motion.

Aye: Mr. Hahn, Mr. Grow, Mr. Murphy, Mr. Williams, Mr. Rinnert

Nay:

Motion carried 5 - 0

ZMA08-20 West Chester Towne Centre; The Residences at Clocktower

The applicant is Hill Properties. The applicant requested a Zoning Map Amendment approval from CBD (Central Business District) and C-PUD (Commercial Planned Unit Dev.) to R-PUD (Residential Planned Unit Dev.) and a Preliminary Development Plan approval for five (5) buildings totaling 335 multi-family units on 5.299 acres located at Centre Pointe Dr. and West Chester Towne Centre Dr.

Mr. Dawson presented the staff report including a PowerPoint presentation, aerials, staff comments, and case history.

Action

The West Chester Township Zoning Commission is to recommend approval, approve with modifications, or deny the submitted Zoning Map Amendment and Preliminary Development Plan unless additional information is deemed necessary to make an informed decision.

No questions from the Board

Applicant **Jose Castrejon**
MSP Design (Surveyor, Engineer, and Landscape Architect)

Mr. Castrejon presented the history of West Chester Towne Centre and the intent of the project.

Michael Copfer
Hills Properties / VP of Land Acquisitions

Mr. Copfer presented the history of Hills Properties and the projects they have completed. Mr. Copfer went on to present the details of the project.

All Board members agreed it was an excellent presentation.

Mr. Williams asked for more of a clarification on the parking.

Mr. Copfer explained how they obtained their numbers.

Mr. Williams asked if parking was included in the rent and what was the rent range?

Mr. Copfer stated parking was included. Rent ranges from \$1,300 - \$2,100.

Mr. Grow asked how the rent compared to Savoy.

Mr. Copfer stated the comparisons/differences.

Mr. Hahn asked why there is no commercial component to the first floor.

Mr. Copfer explained their decision.

Proponents **Chris Wunnenberg**
Schumacher Dugan / Director of Development

Mr. Wunnenberg explained the original intent of the mixed use of this development and why Schumacher Dugan is a proponent of the project.

Opponents

Neutral

Deliberations

All Board members like the project. Board members shared their comments.

Mr. Williams made a motion to approve Case # – ZMA08-20 West Chester Towne Centre; The Residences at Clocktower based on staff comments. Mr. Grow seconded the motion.

Aye: Mr. Murphy, Mr. Grow, Mr. Hahn, Mr. Williams, Mr. Rinnert

Nay:

Motion carried 5 – 0

Administrative Business:

The next ZC meeting is Monday, September 21 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Murphy adjourned the meeting at 7:11 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 audiotape 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 Hahn

Timothy Dawson