

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
September 28, 2020**

MEMBERS PRESENT: Jim Hahn, Richard Grow, Mark Murphy,  
Doug Rinnert, Larry Whited (alternate seated)

MEMBERS ABSENT: Jim Williams

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

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**FDP 09-20-A West Chester Towne Centre; The Residences at Clocktower**

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The applicant is Hill Properties. The applicant requested a Final 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 Final Development Plan unless additional information is deemed necessary to make an informed decision.

Mr. Whited asked for clarification on the signage as to temporary or permanent and what size.

Mr. Dawson stated the proposed signs are permanent and size of signage is based on area frontage.

**Applicant**                    **Michael Copfer**  
**Hills Properties / VP of Land Acquisitions**

Mr. Copfer stated they took all the suggestions and comments into account from the previous zoning commission meeting and were able to make changes. Mr. Copfer explained the changes made from the Preliminary Development Plan. He also discussed the questions he had regarding signs.

**Jim Obert**  
**Hills Properties / VP of Planning**

Mr. Obert discussed how they determined the signage sizes.

**Proponents**                **None**

**Opponents**                **None**

**Neutral**                    **None**

**Deliberations**

Mr. Rinnert stated he likes the project and doesn't object to the extra signage.

Mr. Murphy asked Mr. Dawson if it was against zoning to have more than 2 signs.

Mr. Dawson stated there's flexibility within a PUD and how this project isn't a typical single family type of subdivision.

Mr. Grow stated with the unique nature of this project that he was in favor of the 3 signs.

Mr. Whited was in agreement with the above comments.

Mr. Hahn agreed with the unique nature of this project and doesn't feel there would be a precedence set for future cases.

Mr. Murphy asked if the applicant was in agreement with the public easement.

Mr. Copfer was asked to return to the podium.

Mr. Copfer stated they were good with the public easement around the perimeter but not going through. They want to have some control of who is on their property.

Mr. Hahn asked legal counsel if there would be a problem with this.

Mr. Musser stated there would not be an issue.

**Mr. Murphy made a motion to approve Case # – FDP 09-20-A 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. Whited, Mr. Rinnert**

**Nay:**

**Motion carried 5 – 0**

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**Administrative Business:**

The next ZC meeting is Monday, October 19 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:23 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:

  
James Hahn

Secretary:

  
Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION  
BUTLER COUNTY, OHIO  
RESOLUTION NO. 20-15  
WEST CHESTER TOWNE CENTRE; THE RESIDENCES AT CLOCKTOWER - FDP  
(09-20-A)**

**WHEREAS**, on August 17, 2020, The Residences at Clocktower, LLC. submitted an application requesting a Final Development Plan approval for five (5) buildings totaling three-hundred and thirty-five (335) multi-family units on approximately 8.2 acres (41 units/ acre); and,

**WHEREAS**, on , September 21, 2020, the West Chester Township Zoning Commission conducted public hearing for the aforesaid application and passed a motion to continue the case due to the applicant's request; and,

**WHEREAS**, on September 22, 2020, the West Chester Township Board of Trustees approved a Zoning Map Amendment from C-PUD (Commercial Planned Unit Development District) and CBD (Central Business District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for three-hundred (335) multi-family units on approximately 8.2 acres (41 units/ acre); and,

**WHEREAS**, on September 28, 2020, 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 adopt and affirm this Resolution and the following conditions, in issuing its approval of the aforesaid case.

- 1.) Three-hundred and twenty-six (39.7 units/ acre) are approved. A unit mix of 31% one-bedroom and 69% two-bedroom and shall be maintained or adjusted to allow a higher percentage of one-bedroom units, which shall be approved by staff prior to an application for a zoning certificate.
- 2.) The exact number of one-bedroom and two-bedroom units shall be clearly labeled on the plan for each building and a running total for the entire apartment development shall be provided by the applicant for all the units that have been constructed, or permitted to be constructed, to-date with submission of each application for a zoning certificate.
- 3.) The floor plans shall be generally consistent with the floor plans that were provided with regard to layout. Also during the permit review for each building, the individual floor plans for each unit shall be illustrated on the plans and each unit shall be clearly labeled as to the unit type (1 BR, 1BR + Den, 2BR or 2BR + Den) and unit size.

- 4.) The Interior Finishes shall be consistent with the floor plan descriptions that were approved with this Final Development Plan (FDP), which shall include but not be limited to the following: Nine (9) foot ceilings with crown molding; quartz counter tops throughout; ceramic tile shower surrounds in the bathrooms; washer/dryer connections; and high-speed internet. The referenced “wood grain flooring” shall be laminate wood flooring or higher grade vinyl flooring. Lower quality, sheet-vinyl flooring applications shall not be permitted.
- 5.) All buildings shall be consistent with the typical building elevations that were provided, which shall reflect a minimum of 50% masonry (brick, stone or similar material) for each front wall. During the permit review for each building, the specific percentage of masonry shall be provided by the applicant for each side of the building facing the perimeter roadways, which shall demonstrate the above requirement is being met.
- 6.) All parking spaces shall be installed as illustrated, and noted in the parking calculation on the Cover Sheet. An interior parking layout plan shall be provided for any garage parking, which shall be submitted in conjunction with the permit for the building that it serves. The appropriate number of parking spaces shall be installed as demonstrated in the parking calculation.
- 7.) The Common/Open Space areas shall be constructed as illustrated on the approved plan. If any lights are desired to allow for the nighttime use of any of the open space areas, the light fixtures shall be decorative in nature similar to the lights used elsewhere in the development, and shall be subject to Staff's approval.
- 8.) The Community Amenities shall be provided as demonstrated with this Final Development Plan, which shall include but not be limited to the following: Pool Area with arbors, cascading fountains, outdoor fireplace, grilling area; athletic center with cardio equipment, free weights and yoga/pilates space; cyber café; entertainment kitchen; Wi-Fi throughout the common areas; and an active social calendar.
- 9.) All site civil engineering plans shall meet all Butler County Engineer's Office (BCEO) and Water and Sewer Department's requirements prior to the issuance of a zoning certificate.
- 10.) All public right-of-way improvements required by the BCEO, to include an update of pedestrian facilities adjacent to the site within the public right-of-way; the intersection of Union Centre Boulevard and Floer Drive; and

installation of a left turn-lane and a 5-section signal head for the intersection of Allen Road and Union Centre Boulevard, shall be installed at the time designated by West Chester Township on recommendation from the BCEO.

- 11.) All access ways and internal roadways; connections and locations of fire hydrants; and all other applicable building and fire codes shall meet all West Chester Township Fire Department (WCTFD) and West Chester Township Community Development Department (WCTCDD) requirements prior to the issuance of a zoning certificate to ensure the site accommodates emergency services.
- 12.) The sidewalks shall be constructed as required by the BCEO, in regard to materials and compaction. A public use easement shall be established for the sidewalk located along the perimeter of the site on private property and shall be included on the recorded subdivision plat or a recorded copy of the easement documentation shall be provided to the WCTCDD prior to a final zoning inspection.
- 13.) The security of all buildings and indoor/outdoor parking areas shall be coordinated with the West Chester Police Department.
- 14.) ~~Threewo (32), eight (8) foot high~~ monument signs shall be permitted ~~to be located within the landscape islands along the north and south entryways as illustrated on the FDP~~ and subject to the West Chester Township Zoning Resolution (WCTZR), Article 10.15 in regard to traffic visibility.
- 15.) The base of the monument sign structure shall be constructed with materials matching the approved masonry materials of the principle building and include approved landscaping along the perimeter of the base.
- 16.) All building signs shall be pursuant to the WCTZR, Article 17 in regard to the display area.
- 17.) All signs shall be permitted to be internally illuminated with light emitting only from the lettering at a maximum of a 4,000 level on the kelvin color scale.
- 18.) The property owner shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining the private road; all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition and all major landscaping shall be irrigated with a permanent system prior to a final zoning inspection.


- 19.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 20.) WCTCDD staff shall be authorized to approve minimal revisions to the approved FDP. Any changes to the plan that are required by other reviewing agencies shall be subject to approval by the WCTCDD staff.
- 21.) The temporary construction access and vehicle staging area shall be coordinated with the BCEO and WCT prior to the issuance of a zoning certificate, which shall be designed to support all construction traffic in all weather conditions. All roadways to access the site shall be maintained free of any dirt, debris, dust, etc. due to the construction of the site.

**BE IT FURTHER RESOLVED**, that all plats, plans, applications, and other data submitted are hereby incorporated in this recommendation of approval. This action shall take effect this 28<sup>th</sup> day of September 2020.

West Chester Township  
Butler County

Chairman:

Secretary:

  
\_\_\_\_\_  
James Hahn

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Timothy Dawson,  
Township Planner