

**WEST CHESTER TOWNSHIP  
ZONING COMMISSION  
December 21, 2020**

MEMBERS PRESENT: Jim Hahn, Doug Rinnert, Larry Whited (alternate seated)

MEMBERS ABSENT: Richard Grow, Mark Murphy, Jim Williams,

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

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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

Mr. Rinnert made a motion to approve September 21, 2020 minutes, seconded by Mr. Whited. Mr. Dawson called the roll. Motion carried unanimously.

Mr. Hahn made a motion to approve Resolution 20-13; all were in favor, 3-0;

Mr. Rinnert made a motion to approve September 28, 2020 minutes, seconded by Mr. Whited. Mr. Dawson called the roll. Motion carried unanimously.

Mr. Hahn made a motion to approve Resolution 20-15; all were in favor, 3-0;

Mr. Whited made a motion to continue Case # RFDP 12-20-A Treillage; HOA, seconded by Mr. Rinnert. Mr. Dawson called the roll. Motion carried 3-0.

Mr. Whited made a motion to continue Case # RFDP 12-20-C Treillage; Lot 184, seconded by Mr. Rinnert. Mr. Dawson called the roll. Motion carried 3-0.

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

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**FDP 12-20-B Westfall Preserve**

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The applicant is Grand Communities, LLC. The applicant requested a Final Development Plan approval for 5 phases for 102 single-family residential lots and 3 open space lots on 75 acres on R.E. Smith Drive.

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 of “ensuring waterproof basement”?

Mr. Dawson stated a note will need to be added to the plat.

**Applicant**                      **Jason Wisniewski**  
**Grand Communities**

Mr. Wisniewski gave a summary of his company and their affiliate with Fischer Homes. He also gave a description of the project and the minor differences from the Preliminary Development Plan previously submitted. The applicant has accepted the zoning conditions proposed.

Waterproofing does not add anything above and beyond what you would typically encounter; it’s a combination of sealing the foundation walls, under drainage, and adding a sump pump, Mr. Wisniewski stated.

Mr. Rinnert asked the price range of the units.

Mr. Wisniewski was not sure of the exact dollars.

**Proponents**                      **None**

**Opponents**                        **None**

**Neutral**                              **None**

**Deliberations**

All Board members were in positive agreement of the project.

**Mr. Whited made a motion to approve Case # – FDP 12-20-B Westfall Preserve with the conditions and considerations made by staff and other agencies. Mr. Rinnert seconded the motion.**

**Aye: Mr. Hahn, Mr. Rinnert, Mr. Whited**

**Nay:**

**Motion carried 3 – 0**

**Administrative Business:**

The 2021 Zoning Commission Meeting Dates were presented and approved. The dates are as follows:

MEETING DATE
**JANUARY 19, 2021**
**FEBRUARY 16, 2021**
MARCH 15, 2021
APRIL 19, 2021
MAY 17, 2021
JUNE 21, 2021
JULY 19, 2021
AUGUST 16, 2021
SEPTEMBER 20, 2021
OCTOBER 18, 2021
NOVEMBER 15, 2021
DECEMBER 20, 2021
**JANUARY 18, 2022**

**\*\* Please note dates are a Tuesday due to Gov't holiday on Monday \*\***

Due to a conflict on the Township Calendar, the January 19, 2021 meeting date has been moved to Wednesday, January 20, 2021. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:25 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. 20-17  
WESTFALL PRESERVE - FDP (12-20-B)**

**WHEREAS**, on April 23, 2019, the West Chester Township Board of Trustees approved a Zoning Map Amendment from R-1A (Suburban Residence District) to R-PUD (Residential Planned Unit Development District) and Preliminary Development Plan (09-2019) which included one-hundred and two (102) single-family residential lots and two (2) open space lots on approximately 75 acres (1.36 units/ acre); and,

**WHEREAS**, on November 16, 2020, Grand Communities, LLC., submitted an application for a Final Development Plan for included one-hundred and two (102) single-family residential lots, three (3) open space lots, and common space elements on approximately 75 acres (1.36 units/ acre); and,

**WHEREAS**, on December 21, 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.) 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.
- 2.) All access ways and internal roadways; connections and locations of fire hydrants; and all other applicable building and fire codes shall be coordinated with and approved by the West Chester Township Fire Department (WCTFD) and West Chester Township Community Development Department (WCTCDD) prior to a final zoning inspection.
- 3.) Any road widths (26) feet or less shall be posted "No Parking - Fire Lane" and any road widths thirty (30) feet or less shall be subject to Appendix D of the Ohio Fire Code.
- 4.) Building setbacks shall be approved as illustrated on the FDP, Sheet C-1.0.
- 5.) At the permitting stage, the architectural plans and the floor plans shall be generally consistent with those illustrated on the "Product Offering Examples.

Additionally, each unit shall be clearly labeled as to the model type and the individual floor plans for each type shall be illustrated on the plans.

- 6.) All buildings shall be consistent with the typical building elevations that were provided, including the following: Front building walls shall contain a minimum of 50% masonry building materials (brick, stone, cultured stone, hardi-panel, etc.) and side building walls that are highly visible from the public right-of-way or pedestrian pathways shall contain a minimum of a 2.33 foot high portion of masonry building materials.
- 7.) A basement note shall be added to the title or deed of each lot constructed with a basement as required by Butler County Soil and Water Conservation District.
- 8.) The property owner and/or builder shall provide a note on the title or deed of each lot stating, "Property subject to the Butler County Airport Zone District Restrictions." A recorded copy of the title or deed, with the required note, shall be provided prior to a final zoning inspection.
- 9.) The retention pond shall be designed, constructed, and maintained in a manner to deter water fowl from attraction to and habitation of the pond.
- 10.) All open space areas shall be designated as such on the recorded subdivision plat.
- 11.) The Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE) for the "Westfall Preserve," as designated for the subject site, shall be recorded with the Phase I plat as an exhibit prior to any final zoning inspection. Each subsequent plat shall be added as an exhibit with each amendment and a copy of the final recorded DCCRRE shall then be provided to the WCTCDD.
- 12.) The home owners' association (HOA) shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition and the landscaping surrounding the base of the ground sign located at the site entryway shall be irrigated with a permanent system prior to a final zoning inspection.
- 13.) One (1) subdivision entryway, monument sign shall be permitted as illustrated on the Landscaping Plan, Section 1-I and subject to the West Chester Township Zoning Resolution (WCTZR), Article 10.15 in regard to traffic visibility.

- 14.) The ground sign shall be permitted to be externally-illuminated by LED lighting at a maximum of a 4,000 level on the kelvin color scale.
- 15.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 16.) 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.
- 17.) 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 approval. This action shall take effect this 21<sup>st</sup> day of December 2020.

West Chester Township  
Butler County

Chairman:

Secretary:

  
James Hahn

  
Timothy Dawson,  
Township Planner