

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
March 15, 2021**

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

MEMBERS ABSENT:

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.

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

Mr. Murphy made a motion to approve February 16, 2021 minutes, seconded by Mr. Rinnert. Mr. Dawson called the roll. Motion carried unanimously.

Mr. Hahn made a motion to approve RFDP 12-20-C Treillage; Lot 184 and Resolution 20-18; all were in favor, 5-0;

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

ZMA02-21 Red Oak Commons

Jim Hahn and Doug Rinnert recuse from case.

The applicant is Arthur Partners LLC, Columbus OH. The applicant is requesting a Zoning Map Amendment from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development) and a Preliminary Development Plan approval for 34 single story buildings consisting of 3-5 units per building for a total of 122 multi-family units with a clubhouse on a total of 25.5 acres (4.86 acres per unit) located at 6801/6815 Hamilton Mason 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 / Preliminary Development

Plan unless additional information is deemed necessary to make an informed decision.

Mr. Grow asked if there was concern regarding only 1 access.

Mr. Dawson shared the Butler County Engineer's Office suggestions.

Mr. Williams asked if the applicant was agreeable to comply with the listed recommendations.

Mr. Dawson stated the applicant wanted to discuss the 50% masonry materials

Applicant **Steven Hicks**
 Treplus Communities

Mr. Hicks gave a brief presentation on Treplus Communities. Mr. Hicks discussed the items they had concerned with.

Mr. Whited asked why windows would have to be eliminated to meet the 50% masonry.

Mr. Hicks gave explanation.

Mr. Whited asked if these are owned by resident.

Mr. Hicks explained these are corporate owned and leased to resident.

Mr. Dawson stated that the Fire Dept. reviewed a preliminary plan and were perceiving next steps. This is not an issue and will be address during FDP.

Mr. Williams shared his concerns however he knows they will be addressed in the FDP.

Proponents **Roger Reynolds**

Mr. Reynolds owns property directly across the street. Mr. Reynolds shared his thoughts and concerns about the area.

Raymond Reynolds

Owner of the project property. He has turned down other offers in the past. He would like to see this project approved.

Richard Carmichael

Mr. Carmichael lives across from the project. He is in favor of the project to improve the area. He shared his one concern / issue regarding the project/area.

Opponents **None**

Neutral

None

Deliberations

Mr. Grow shared his concern regarding the 50% masonry requirement.

Mr. Williams stated they need to comply with the masonry requirement.

Mr. Whited asked if there could be consideration for the less than 50% masonry.

Mr. Dawson shared the reason when the 50% masonry has been modified.

Mr. Whited agreed with the other Board members that this is a really smart use of this land and is a great project for the area.

The Board discussed the 50% masonry and how to reflect that into the resolution.

Mr. Murphy shared his concern regarding traffic.

Mr. Williams made a motion to approve Case # – ZMA02-21 Red Oak Commons based on changes to resolution #8 made by the WCT Zoning Commission Board. Mr. Whited seconded the motion.

Aye: Mr. Whited, Mr. Murphy, Mr. Williams, Mr. Grow

Nay:

Motion carried 4-0

RFDP 03-21-A BR Country Club; Clubhouse

Jim Hahn and Doug Rinnert return to the Board; Mr. Whited steps down.

The applicant is Beckett Ridge Golf, LLC. The applicant is requesting a Revised Final Development Plan approval for a single story, 3,540 sq. ft. golf course clubhouse on 1.36 acres located at 5595 Beckett Ridge Blvd.

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 Revised Final Development Plan unless additional information is deemed necessary to make an informed decision.

No questions from the Board.

Applicant

Bhavesh Patel / Owner

Mr. Patel shared the history from when he purchased the property in March 2020. Mr. Patel stated that due to lack of time/preparation that what he submitted for the Board to review is not what is planned now. He stated he now plans to do a 3,000-4,000 s.f. building to operate his business and located in a different spot. The metal building proposed is temporary.

Mr. Grow asked for clarification on what is actually going up.

Mr. Patel stated the pre-fab metal building will be temporary. The other building will also not be brick as it will be a temporary building.

Mr. Williams asked what is the rush as to bring this before us if it's not accurate.

Mr. Patel stated we are operating in a small, inconvenient tent area.

Mr. Hahn stated that this second building mentioned actually doesn't exist due to it not being on this RFDP. It will have to come through on an additional RFDP.

Mr. Hahn asked if Mr. Patel was still going to demo this building, properly remove the debris, and create the construction road as required.

Mr. Patel stated yes, the company is Cincinnati Demo Company.

Mr. Hahn asked what happens to this building once the new 5,000 s.f. building is erected.

Mr. Patel stated the other buildings will be demolished.

Proponents

Wayne Schleimer

Resident of Beckett Ridge for over 25 years. He stated this investment will improve the community, value of the properties, and a great opportunity for everyone.

Matt Saurine

Resident of West Chester for 15 years. Mr. Saurine gave accolades to Mr. Patel for what he's done and trying to do to improve the course.

Mr. Patel came back to the podium. He stated that the final club house will go where the existing club house currently sits.

Opponents

None

Neutral

None

Deliberations

Mr. Williams stated he believes that Mr. Patel is going to do the best he can for the area. We just need a better understanding of what is going to happen and what we are actually reviewing. The proposed building looks like a storage facility.

Mr. Grow stated the old building needs to go; it's a fire hazard. He stated he's fine with the proposal knowing the metal building will come down when the final building is erected.

Mr. Rinnert agreed with Mr. Williams's statement. Mr. Rinnert stated his concern of are we guaranteed a new clubhouse will be built in 5-6 years if this project is approved.

Mr. Murphy commended Mr. Patel for his investment. Mr. Murphy stated his confusion on what is being voted. Will this temporary building ever be demolished? If it doesn't, will it get a different look?

Mr. Dawson stated coming in to the public hearing, there were a lot of questions. A new location of the building was mentioned, we still don't know color of the siding, and the new location could cause issues with the water connection/fire hydrant. These are questions the Board needs to ask the applicant.

Mr. Hahn shared his thoughts on location and what could happen if location is moved with parking. We are voting on demolition of this site and a proposed building. We need to address concerns of color, 50% masonry, bay doors and etc.

Mr. Williams stated he felt this should be tabled/continued because a lot of work still needs to be done before presenting to the Board.

Mr. Murphy asked are we looking at a garage or a clubhouse that should look like a clubhouse.

Mr. Hahn and Mr. Williams noted that these plans are not ready for approval. Applicant needs to submit detailed plans of the new location and what the finishes will be.

Mr. Dawson interjected what conditions needed to be met within 30 days of approval for staff to review.

Mr. Williams stated since Staff can review these conditions then he withdrew his statement.

Mr. Hahn asked Mr. Dawson if he was willing to work with the applicant to make sure the applicant does what he needs to do.

Mr. Dawson stated that the applicant could be called back to the podium to ask him questions.

Mr. Patel was asked back to the podium.

Mr. Patel stated that he only had 3 days to prepare to be heard at the March meeting. He

didn't want to wait to be heard at the April meeting. He submitted a drawing that would be similar to what he was doing. It will only have 1 bay door not 3. Mr. Patel is fine with any color that is recommended. He explained the reason for the new location.

Mr. Hahn demonstratively asked the property owner about the submitted plans for the new clubhouse. Everything submitted is not what it's going to be.

Mr. Williams made a motion to approve Case # - RFDP 03-21-A BR Country Club; Clubhouse based on changes to resolution #1; D & E made by the WCT Zoning Commission Board. Mr. Grow seconded the motion.

Mr. Hahn stated to the applicant that he had been given a lot of lead way and that when he returns with the final RFDP, it needs to be a quality product.

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

Nay:

Motion carried 5-0

Administrative Business:

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

Mr. Hahn adjourned the meeting at 8:08 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. 21-2
RED OAK COMMONS
ZONING MAP AMENDMENT AND PRELIMINARY DEVELOPMENT PLAN -
ZMA 02-21 (A-1 to R-PUD)**

WHEREAS, on February 16, 2021, Arthur Partners, LLC. submitted an application requesting a Zoning Map Amendment from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan for one-hundred and twenty-two (122) multi-family units and a clubhouse on approximately 25.1 acres (4.86 units/ acre); and,

WHEREAS, on March 4, 2021, the West Chester Township Land Use Planning Committee conducted a public hearing for the aforesaid application and recommended denial for an amendment to the Comprehensive Land Use Plan's previous recommendation of a Manor Single Family land use classification for the proposed site; and,

WHEREAS, on March 9, 2021, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

WHEREAS, on March 15, 2020, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application.

NOW THEREFORE BE IT RESOLVED, that on the basis of the above actions and findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application with the following conditions:

- 1.) All requirements of the Traffic Impact Study shall be met, including any public right-of-way dedications as required by the Butler County Engineer's Office (BCEO) and (West Chester Township) WCT, which shall be illustrated on the Final Development Plan (FDP) and the record plat prior to a final zoning inspection.
- 2.) The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) prior to submission of the FDP in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes, to specifically include the following:
 - a) Streets signs must be installed once construction begins;
 - b) All streets must be posted "No Parking – Fire Lane" on both sides; fire flow calculations will need to be submitted at the FDP stage;
 - c) If installed, security gates will need to have siren activation and Knox Key backup;

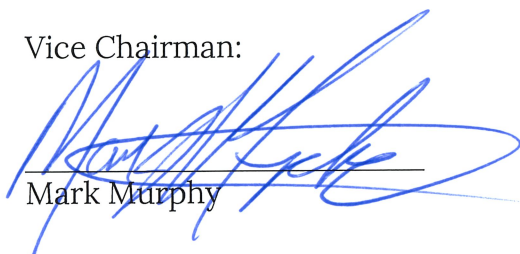
- d) All roadways must meet safety service vehicle turning radius requirements;
 - e) Building design, in regard to density of use (multi-family), shall dictate the requirement for a sprinkler system; and
 - f) A Knox key box is recommended to be installed on each unit.
- 3.) Detailed grading plans, including a geotechnical study of the soils, and stormwater drainage plans and calculations shall be provided at the FDP stage and shall meet all OEPA, BCEO, and WCT requirements prior to the issuance of a zoning certificate.
- 4.) All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and meet all requirements prior to the issuance of a zoning certificate.
- 5.) The property owner shall be compliant with all State and Federal law for the residential use of the property in order to be restricted to an age range of fifty-five (55) years and older.
- 6.) The sidewalk located along the public frontage shall be illustrated on the FDP, to include a cross-walk along the eastern access way and stubbed to the east property line.
- 7.) A six (6) foot wide, public-use easement shall be documented and illustrated on the FDP and final plat, which shall be recorded with the document to properly establish the easement. The property owner shall grant a construction easement at which time future development to the west occurs.
- 8.) Building setbacks shall be approved as illustrated on the PDP.
- 9.) Detailed building elevations, to include the clubhouse, shall be provided at the FDP stage, which shall reflect quality exterior building materials. As required by the West Chester Community Development Department (WCTCDD) staff, colored elevations for all sides of the buildings shall be provided and the specific exterior building materials shall clearly be labeled on the plan.
- 10.) Specific interior finish details and individual apartment amenities shall be provided at the FDP stage. Such interior finish details and amenities may include, but shall not be limited to granite countertops throughout, tile bathrooms, crown molding, washer/dryer connections, high-speed internet, etc.

- 11.) Detailed floor plans and specific details regarding the unit sizes shall be provided at the FDP stage, which shall include size (measured in square feet) and floor plans.
- 12.) Street light locations and light fixture details shall be provided at the FDP stage.
- 13.) A detailed landscaping plan shall be provided at the FDP stage, which is consistent with preliminary landscaping plan and meets all WCT requirements, to include details of the building perimeters; trash collection building; ground signage; and adequate landscape screening of any building rear or side wall that is highly visible from the public right-of-way, in addition to street trees along the public frontage.
- 14.) The trash collection and compaction building details shall be provided at the FDP stage. The building shall be consistent with the high-quality, masonry building materials of the principle building.
- 15.) Any development identification sign shall be illustrated on the FDP with setback dimensions. All signage details in regard to height, area, illumination, colors, and materials shall be provided at the FDP stage.
- 16.) The property owner 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 retention areas perform the designated function; and all landscaping shall be well maintained in good condition.
- 17.) A temporary construction road and vehicle staging area shall be illustrated on the FDP, 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 recommended approval. This action shall take effect this 15th day of March, 2021.

West Chester Township,
Butler County, OH

Vice Chairman:


Mark Murphy

Secretary:


Timothy Dawson,
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 21-3
BR – COUNTRY CLUB; CLUBHOUSE - RFDP (03-21-A)**

WHEREAS, on June 5, 1975, the Butler County Board of Commissioners approved a Zoning Map Amendment to a R-PUD (Residential Planned Unit Development District) and an overall concept plan for Beckett Ridge, which included a planned residential/ golf course community and commercial use areas located along the major road corridors; and,

WHEREAS, the voters of Union Township, adopted local zoning for the unincorporated area on November 7, 1989, and the Butler County Board of Elections certified the results of the election on November 28, 1989, giving Union Township jurisdiction on all zoning matters; and,

WHEREAS, on February 16, 2021, Beckett Ridge Country Club submitted an application requesting a Revised Final Development Plan for approval to demolish the existing clubhouse and construct a new single-story, 4,800 square foot clubhouse; and,

WHEREAS, on March 15, 2021, 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 approve the aforesaid application as submitted with the following conditions:

- 1.) Revisions to the Revised Final Development Plan (RFDP) shall be submitted to the West Chester Township Community Development Department (WCTCDD) staff for approval within thirty (30) days with the following included:
 - a) A proposal for the post-demolition site (pervious/ impervious);
 - b) A site plan, illustrated on the engineer scale, which proposes the final location of the new building;
 - c) An internal roadway extending to the east of the new building, which meets all WCT Fire Department requirements;
 - d) Building elevations illustrating the following:
 - o The final design;
 - o The stone veneer wainscoting along the extent of each building wall; and
 - o The height of the building; and

- The color illustrated or a note of the colors of the building, which are consistent with the previous example submitted; and
- e) A floor plan, which is consistent with the final proposed building.

- 2.) The overall PUD site shall remain subject to all previous approvals and conditions.
- 3.) The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) prior to submission of the FDP in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane signage; and all other applicable building and fire codes, to specifically include the following:
 - a) A fire hydrant shall be located within 400 feet of the new building;
 - b) The demolition of the existing building shall not interfere or obstruct WCTFD access to the new building;
 - c) Demolition materials shall be removed from the site for proper disposal; and
 - d) An access road, which supports all safety service vehicles, shall extend to the east end of the new building.
- 4.) All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and meet all requirements prior to the issuance of a zoning certificate.
- 5.) The property owner or a recorded property owners' association for the overall PUD 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.
- 6.) The PUD site shall comply with all requirements of the West Chester Township Zoning Resolution and the adopted Property Maintenance Code prior to a final zoning inspection, which shall include proper and complete demolition of existing clubhouse building.
- 7.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate review stage.

- 8.) The 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.
- 9.) The demolition and construction access and vehicle staging area shall be coordinated with the BCEO, WCTSD, WCTFD, and WCTCDD prior to the issuance of a zoning certificate, which shall be designed to support all traffic in all weather conditions. All roadways to access the site shall be maintained free of any dirt, debris, dust, etc. due to the demolition/ 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 15th day of March 2021.

West Chester Township
Butler County

Chairman:


James Hahn

Secretary:


Timothy Dawson
Township Planner