

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
April 19, 2021**

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

MEMBERS ABSENT: Larry Whited (alternate not seated)

STAFF PRESENT: Timothy Dawson, Township Planner
Beverly Worley, Administrative Assistant
Carly Sherman, 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. Williams made a motion to approve March 15, 2021 minutes, seconded by Mr. Murphy. Mr. Dawson called the roll. Motion carried 3-0; 2 abstained.

Mr. Hahn made a motion to approve ZMA02-21 Red Oak Commons and Resolution 21-2; Motioned carried 3-0; 2 abstained.

Mr. Hahn made a motion to approve RFDP 03-21-A BR Country Club; Clubhouse and Resolution 21-3; all were in favor, 5-0.

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

FDP 04-21-A West Ridge

The applicant is West Ridge, JV, LLC. The applicant requested a Final Development Plan approval for 40 single-family residential lots and 2 open space lots on 20.2 acres located on Dimmick 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 Final Development Plan unless additional information is deemed necessary to make an informed decision.

No questions from the Board.

Applicant **Neil Hughes**
Managing Member of Doyle Hughes Development

Mr. Hughes, developer of the property, stated he is excited to be in West Chester. This is a Justin Doyle development.

Mr. Hahn asked the applicant if he was in agreement with the resolution for the property and Mr. Hughes stated he was.

No questions from the Board.

Proponents **None**

Opponents **None**

Neutral **Nicole Clunan**
9351 Bodford Dr.

Ms. Clunan stated her concerns and questions regarding the landscaping and trees.

Kara Lehman
6752 Absaroka Ct.

Ms. Lehman stated her concerns and questions regarding the landscaping and trees.

Mr. Hahn asked for the applicant to return to the podium.

Mr. Hughes addressed the concerns stated by the residents.

Mr. Williams asked about extending landscaping in the area of concern.

Mr. Hughes stated what he could probably do based on the restrictions he has. Mr. Hughes stated he will go walk the property site to see what he is able to do to improve the landscaping.

Mr. Hahn asked if staff can add a condition to approve a modification to the landscape plan.

Mr. Dawson referred to legal counsel.

Legal Counsel stated it's a minor change and would not be an issue.

Mr. Dawson showed aerials of the property before and after some trees were taken down.

Mr. Hahn asked the applicant if he would be willing to work with staff to replace some trees.

The applicant agreed to work with staff.

Deliberations

Mr. Williams stated he felt the project is moving in the right direction for the applicant and the property owners.

Mr. Rinnert agreed with Mr. Williams.

Mr. Grow stated the plans were complete and the willingness for the applicant to work with the neighbors was great.

Mr. Murphy agreed with previous Board Members statements.

Mr. Grow made a motion to approve Case # - FDP04-21-A West Ridge based on recommended changes by staff and other agencies. Mr. Williams seconded the motion.

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

Nay:

Motion carried 5-0

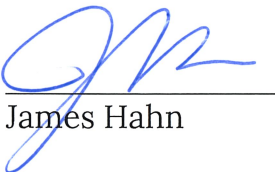
Administrative Business:

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

Mr. Hahn adjourned the meeting at 6:42 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. 21-4
WEST RIDGE - FDP (04-21-A)**

WHEREAS, on April 23, 2019, the West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to R-PUD (Residential Planned Unit Development District) and a Preliminary Development Plan (40-2020) for forty (40) single-family residential lots on approximately 19.9 acres (2 units/ acre); and,

WHEREAS, on March 15, 2021, West Ridge JV, LLC., submitted an application for a Final Development Plan for forty (40) single-family residential lots on approximately 19.9 acres (2 units/ acre); and,

WHEREAS, on April 19, 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 adopt and affirm this Resolution and the following conditions, in issuing its approval of the aforesaid case.

- 1.) Revisions to the Final Development Plan (FDP) shall be submitted to the West Chester Township Community Development Department (WCTCDD) staff for approval within thirty (30) days with the following included:
 - a) The sidewalk located along the frontage of the West Chester Baptist Church property shall be stubbed into the north side of adjacent cul-de-sac to the southeast as approved by WCTCDD.
- 2.) All site civil engineering plans shall meet all Butler County Engineer's Office (BCEO) requirements prior to the issuance of a zoning certificate.
- 3.) 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.
- 4.) The applicant shall coordinate with the West Chester Township Fire Department (WCTFD) at the permitting stage in regard to access ways and internal roadways; connections and locations of fire hydrants; fire lane requirements; and all other applicable building and fire codes, to specifically include the following:

- a) All structures will need to be within four-hundred (400) feet of a fire hydrant;
 - b) The secondary access easement will need to be continuously maintained and unobstructed; and,
 - c) The secondary fire access lane will need to be capable of supporting 70,000 pounds (lbs.).
- 5.) Building setbacks shall be approved as illustrated on the Final Development Plan (FDP) and the additional plan set provided, which is based on the geotechnical report.
- 6.) Architectural plans, including all four (4) building wall elevations and floor plans shall be provided at the permitting stage, which shall be clearly labeled as to the model type on the plans.
- 7.) 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.
- 8.) The Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements (DCCRRE) for the “West Ridge” subdivision, as designated for the subject site, shall be recorded prior to any final zoning inspection with the following:
- a) The statement “no parking during snow events” shall be added within Section 9.1.7 of the draft HOA Declaration;
 - b) Section 4.7 – “Private Roadways” shall be revised to state “Private Walkways/ Paths: ... located within the common area(s); along the Dimmick Road public right-of-way; and the off-site public use easement obtained from (the new parcel number for the church);” and,
 - c) The final subdivision plat and the reciprocal easement agreement with the West Chester Baptist Church shall be included as supplemental exhibits.
- 9.) 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.

- 10.) All open space areas shall be designated as such on the recorded subdivision plat.
- 11.) One (1) subdivision entryway, monument sign shall be permitted as illustrated on the FDP and subject to the West Chester Township Zoning Resolution (WCTZR), Article 10.15 in regard to traffic visibility.
- 12.) 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.
- 13.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 14.) 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.
- 15.) 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 19th day of April 2021.

West Chester Township
Butler County

Chairman:

Secretary:



James Hahn



Timothy Dawson,
Township Planner