

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
October 18, 2021**

MEMBERS PRESENT: Jim Hahn, Mark Murphy, Larry Whited (alternate seated)

MEMBERS ABSENT: Doug Rinnert, Jim Williams, Richard Grow,

STAFF PRESENT: Timothy Dawson, Township Planner
Beverly Worley, Administrative Assistant
Amy Blankenship, 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 August 16, 2021 minutes, seconded by Mr. Whited. Mr. Dawson called the roll. Motion carried 3-0.

Mr. Hahn made a motion to approve denial of MC07-21 BC TID at Liberty Way, Phase III, Thornton's Fuel Station. Motion carried 3-0

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

FDP 10-21-A Honerlaw Farm

The applicant is M/I Homes of Cincinnati, LLC. The applicant is requesting approval for a Final Development Plan consisting of 85 single-family residential lots and 6 open space lots on 39.19 acres located at 9434 McCauly 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 **Justin Lanham**
 M/I Homes of Cincinnati

Mr. Lanham stated M/I Homes is excited to be back in West Chester; they have had great success with Westview. They have 12 plans to offer similar to Westview. They agree with all the conditions.

No questions for the Applicant

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All Board Members were in agreement with the project.

Mr. Murphy made a motion to approve Case # - FDP 10-21-A Honerlaw Farm based on staff and other agencies comments and recommendations. Mr. Whited seconded the motion.

Aye: Mr. Hahn, Mr. Murphy, Mr. Whited

Nay:

Motion carried 3-0

ZMA08-21 West Chester Trade Center; Bldgs. 10 & 11

The applicant is North Point Development. The applicant is requesting approval for a Zoning Map Amendment from A-1 (Agricultural District) and B-2 (General Business District) to M-2 (General Industrial District) on 39 acres located at 8711 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 and Preliminary Development Plan unless additional information is deemed necessary to make an informed decision.

No questions from the Board

Applicant **Matt Gaston**
 North Point

Mr. Gatson gave a brief PowerPoint presentation update of the development. Bldgs. 1-7 are 98% leased. 1100 jobs across those buildings. Bldgs. 8 & 9 are 30% leased.

Mr. Hahn asked if the applicant was bringing fill-in to pull the building out of the flood plain.

Mr. Gatson stated they are going to try to use everything that is from the land. Final grade will be out of the flood zone.

Proponents **Chris Wunnenberg**
 Schumacher Dugan

Mr. Wunnenberg stated Schumacher Dugan is the property owner of the land along the south side of Union Centre Blvd. It's a continuation of a major logistics center and job site.

Opponents **None**

Neutral **None**

Deliberations

All Board Members were in agreement with the project.

Mr. Murphy made a motion to approve Case # – ZMA08-21 West Chester Trade Center; Bldgs. 10 & 11 based on staff and other agencies comments and recommendations. Mr. Whited seconded the motion.

Aye: Mr. Hahn, Mr. Murphy, Mr. Whited

Nay:

Motion carried 3-0

FDP 10-21-B Republic Wire

The applicant is M/I Homes of Cincinnati, LLC. The applicant is requesting approval for a 312,000 sq. ft. office/warehouse distribution facility and site improvements on 15.24 acres located along 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 Final Development Plan unless additional information is deemed necessary to make an informed decision.

No questions from the Board

Applicant **Jeremy Rosenbeck**
 Republic Wire

Mr. Rosenbeck stated the only item of a major question is the parking situation. We are agreeable to the 92 spaces as requested.

Mr. Hahn asked if they were agreeable to the other agencies comments/requirements.

Mr. Rosenbeck stated they were in agreement.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

All Board Members were in agreement as long as the parking spaces required are met.

Mr. Dawson interjected that Condition 1A and 2 will need to be revised in the motion from 93 to 92.

Mr. Whited made a motion to approve Case # - FDP 10-21-B Republic Wire based on staff and other agencies comments and recommendations. Condition 1A and Condition 2 will be revised from 93 parking spaces to 92 parking spaces. Mr. Hahn seconded the motion.

Aye: Mr. Hahn, Mr. Murphy, Mr. Whited

Nay:

Motion carried 3-0

Administrative Business:

The next ZC meeting is Monday, November 15, 2021 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Hahn adjourned the meeting at 6:36 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. 21-13
HONERLAW FARM - FDP (10-21-A)**

WHEREAS, on July 27, 2021, 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 a Preliminary Development Plan (40-2020) for eighty-five (85) single-family residential lots and five (5) open space lots on approximately 39.2 acres (2.16 units/ acre); and,

WHEREAS, on September 20, 2021, M/I Homes of Cincinnati, LLC., submitted an application for a Final Development Plan for eighty-five (85) single-family residential lots and six (6) open space lots on approximately 39.2 acres (2.16 units/ acre); and,

WHEREAS, on October 18, 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.

- 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) Landscaping detail illustrated along the base of the ground sign; and
 - b) Postal cluster box locations illustrated on the site plan.
- 2.) All recommendations of the Traffic Impact Study shall be coordinated with and meet all Butler County Engineer's Office (BCEO) requirements prior to the issuance of zoning certificate.
- 3.) All site civil engineering plans shall be coordinated with and meet all BCEO requirements prior to a final zoning inspection.
- 4.) All BCEO comments pertaining to the stormwater management shall be coordinated with BCEO and the West Chester Community Services Department and meet all requirements prior to a final zoning inspection.


- 5.) 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 a final zoning inspection.
- 6.) 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) Final decision on the street names;
 - c) The streets shall be capable of supporting all safety services vehicles and the turning radius;
 - d) Streets constructed at 20-26 feet in width (curb to curb) will be required to be posted "No Parking – Fire Lane"; and
 - e) Streets constructed at 26-32 feet in width (curb to curb) will be required to be posted "No Parking – Fire Lane" along the fire hydrant side of the street.
- 7.) Building setbacks shall be approved as illustrated on the FDP and the additional plan set provided, which is based on the geotechnical report.
- 8.) 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.
- 9.) 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.)
- 10.) 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.

- 11.) All open space areas shall be designated as such on the recorded subdivision plat.
- 12.) 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.
- 13.) 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.
- 14.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 15.) 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.
- 16.) 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 18th day of October 2021.

West Chester Township
Butler County

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 20-14
ZONING MAP AMENDMENT -
WEST CHESTER TRADE CENTER, BUILDINGS 10 & 11 -
ZMA 08-21 (A-1 & B-2 to M-2)**

WHEREAS, on September 20, 2021, North Point Development submitted an application requesting a Zoning Map Amendment from A-1 (Agricultural District) and B-2 (General Business District) to M-2 (General Industrial District) on approximately 50.47 acres; and,

WHEREAS, on October 12, 2021, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,


WHEREAS, on October 18, 2021 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 findings, the West Chester Township Zoning Commission does hereby recommend approval of the aforesaid application.

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 18th day of October, 2021.

West Chester Township,
Butler County, OH

Chairman:



James Hahn

Secretary:



Timothy Dawson
Township Planner

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 21-15
REPUBLIC WIRE – FDP (10-21-B)**

WHEREAS, on July 28, 2020, the West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) and B-2 (General Business District) to I-PUD (Industrial Planned Unit Development District) and a Preliminary Development Plan (25-2020) on July 28, 2020 for a 400,000 square foot building consisting of an office/ light industrial use on approximately 15.24 acres; and,

WHEREAS, on September 20, 2021, 4R Investments, LLC. submitted an application requesting a Final Development Plan for a 312,000 square foot building consisting of an office/ light industrial use on approximately 15.24 acres; and,

WHEREAS, on October 18, 2021 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.) 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) Ninety-two (92) parking spaces illustrated on the site plan meeting the required parking ratio;
 - b) A six (6) foot wide, multi-use path and path signage extending to the north property line within the Butler County Commissioner’s property;
 - c) The 100 year FEMA floodplain limits illustrated on the grading plan;
 - d) Access along Brate Drive meeting all BCEO requirements;
 - e) “Open cut” note on Sheet C103 revised to “Bore under;” and
 - f) Proper Fire Department access to the southeastern portion of the building (see Condition 2.c)

- 2.) The approved parking ratio shall be a 35% reduction in the ratio of 142 parking spaces required minus 35%, which equals 92 parking spaces for 304,108 square feet of warehouse use and 15,785 square feet of office use, which shall also correspond to the total of 65 employees during daytime operations.

- 3.) Any increase in daytime personnel shall result in a zoning violation and require a Major Change application for the Zoning Commission to reconsider the parking ratio.

- 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) The water main shall be looped around the building;
 - b) All drive surfaces shall comply with all safety service vehicles turning radius requirements;
 - c) All points of the building exterior shall be within 150 feet of Fire Department access;
 - d) The proposed gate along the emergency access on SR 747 shall be installed with a Knox box for manual entry and a Knox switch and siren activation shall be installed on an electrical entry;
 - e) A dual water meter pit/ fire connection shall be located within 100 feet of a public fire hydrant and use shall not block access to the property; and
 - f) Private fire hydrants shall be spaced as required.
- 5.) Detailed grading plans and stormwater drainage plans and calculations shall be approved by the Butler County Engineers Office (BCEO) and shall meet all WCT and BCEO requirements prior to the issuance of a zoning certificate.
- 6.) All water and sanitary sewer main installation and sanitary lateral plans shall be coordinated with the Butler County Water and Sewer Department (BCWSD) and shall meet all BCWSD requirements prior to the issuance of a zoning certificate.
- 7.) A right-of-way permit for the portion of the multi-use path located within the Butler County Commissioners' property shall be obtained from the BCEO prior to the issuance of a final zoning inspection.
- 8.) The trash compactor located on the north side of the building shall only be in operation from 7 a.m. to 10 p.m.
- 9.) One (1) ground sign shall be approved in the location as illustrated on the FDP. In regard to the sign details, the dimensions shall be pursuant to the WCTZR, Article 23.092.
- 10.) One (1) building sign shall be approved as illustrated on the building elevations. In regard to the sign details, the dimensions shall be pursuant to the WCTZR, Article 23.093.
- 11.) All crabapple trees shall be a male, non-fruiting variety or an alternative tree shall be approved at the staff level.

- 12.) 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 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.) 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 ODOT 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 recommended approval. This action shall take effect the 18th day of October, 2021.

West Chester Township,
Butler County, OH

Chairman:


James Hahn

Secretary:


Timothy Dawson
Township Planner