

RESOLUTION NO. 17-2022

Resolution denying a Major Change to a PUD for Case #MC03-22 – BC TID, Phase 3; Mike’s Carwash

WHEREAS, on August 22, 2017, the West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to C-PUD (Commercial Planned Unit Development District) and a Preliminary Development Plan (24-2017) for a mix of uses, including two (2), two-story buildings consisting of a total of 95,000 square feet of medical office use; a four-story, 60,000 square foot building consisting of a one-hundred and one (101) room hotel use; and a one-story, 8,360 square foot, multi-tenant building consisting of retail/ restaurant uses on approximately 14.8 acres; and,

WHEREAS, on April 16, 2018, the West Chester Township Zoning Commission approved a Final Development Plan (18-6) for Phase 1 of the site to include a lot split; right-of-way dedication; and construction of road improvements along Liberty Way; site grading, which includes a retention area; installation of site utilities; and construction of the internal, public roadway and the pedestrian facilities on approximately 14.8 acres; and,

WHEREAS, on August 20, 2018, the West Chester Township Zoning Commission approved a Final Development Plan (18-18) for Phase 2 of the site, to include a two-story, 50,000 square foot TriHealth medical office building on 9.4 acres; and,

WHEREAS, on April 18, 2022, Ty Dubay, on behalf of Mike’s Carwash, Inc., submitted an application requesting a Major Change to the C-PUD and Preliminary Development Plan on Lot 5 (previously approved as Lot 2) for a 5,284 square foot car wash conveyor on 2.52 acres; and,

WHEREAS, on May 12, 2022, the Butler County Planning Commission conducted a public hearing for the aforesaid application and recommended approval; and,

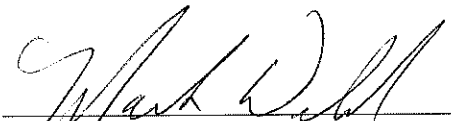
WHEREAS, on May 16, 2022, the West Chester Township Zoning Commission conducted a public hearing for the aforesaid application and recommended denial; and,

WHEREAS, by advertisement, a public hearing for the aforesaid application was conducted before the West Chester Township Board of Trustees on June 14, 2022 as applied for by Ty Dubai; and,

WHEREAS, all those present for the hearing who wished to be heard voiced their opinions with respect thereto; and,

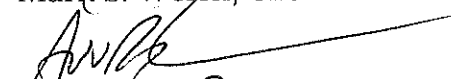
NOW THEREFORE, BE IT RESOLVED that on the basis of the above actions and findings, the West Chester Township Board of Trustees does hereby concur with the West Chester Township Zoning Commission and does hereby deny the Major Change to the BC-TID C-PUD (Commercial Planned Unit Development District) and Preliminary Development Plan.

Adopted this 28th day of June, 2022.



Mark S. Weleh, Chair

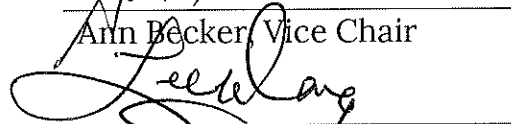
YES
Yes/No



Ann Becker, Vice Chair

yes
Yes/No

ATTEST:



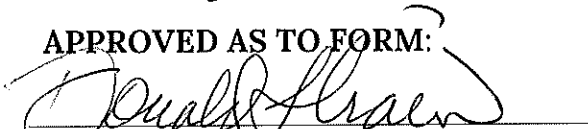
Lee Wong

Yes
Yes/No



Bruce Jones, Fiscal Officer

APPROVED AS TO FORM:



Donald L. Crain, Law Director