

**WEST CHESTER TOWNSHIP
ZONING COMMISSION
July 18, 2022**

MEMBERS PRESENT: Doug Rinnert, Jim Williams, Larry Whited

MEMBERS ABSENT: Jim Hahn, Richard Grow, Brian Asbrock (not seated)

STAFF PRESENT: Timothy Dawson, Township Planner
Beverly Worley, AP III
Charles Gavin, FBT; Legal Representation

LOCATION: Township Hall

CALL TO ORDER: 6:00 p.m.

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

Mr. Williams made a motion to approve June 21, 2022 minutes, seconded by Mr. Rinnert. Mr. Dawson called the roll. Motion carried 3-0.

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

FDP 07-22-A The Village North, Phase I; Miscellaneous Improvements

The applicant is MSP Design. The applicant is requesting approval for a Final Development Plan for the initial construction of the site, to include: site grading, utilities, and construction of private roads A, B, & C along Liberty Way. Parcel #'s M5610-015-000-037.

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.

Applicant **Jose Castrejon**
 MSP Design

Mr. Castrejon stated that the goal for Phase I is to get the project pad ready. Other MSP team members were at Liberty Township requesting the same approval along with the single family and condo portion. This will allow access to the project from both Townships.

Mr. Castrejon showed a slide showing the project design/layout. MSP is getting the skeleton portion of the roads done to be able to begin the pads. There will be a crosswalk with opportunity for extra safety precautions.

No questions from the Board.

Proponents **None**

Opponents **None**

Neutral **None**

Deliberations

Mr. Williams stated he still felt it's a good project and can't wait to see the next level of details.

Mr. Rinnert agreed with Mr. Williams and felt it would enhance the area.

Mr. Williams made a motion to approve Case # – FDP 07-22-A The Village North, Phase I; Miscellaneous Improvements with all conditions and resolutions stated by staff. Mr. Rinnert seconded the motion.

Aye: Mr. Rinnert, Mr. Whited, Mr. Williams

Nay:

Motion carried 3-0

Administrative Business:

No new cases were received for the month of August; therefore the August meeting is cancelled.

The next ZC meeting is scheduled for Monday, September 19, 2022 @ 6:00 p.m. This serves as Public Notice for this meeting.

Mr. Whited adjourned the meeting at 6:15 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.

Vice Chairman:



Larry Whited

Secretary:



Timothy Dawson

**WEST CHESTER TOWNSHIP ZONING COMMISSION
BUTLER COUNTY, OHIO
RESOLUTION NO. 22-7**

THE VILLAGE NORTH; PHASE 1; MISCELLANEOUS IMPROVEMENTS - FDP (07-22-A)

WHEREAS, on October 9, 2018, the West Chester Township Board of Trustees approved a Zoning Map Amendment from A-1 (Agricultural District) to SP-PUD (Special Purpose Planned Unit Development District) and a Preliminary Development Plan (15-2021) for approximately 497,000 square feet of commercial use, 870 multi-family units, and a 140 room hotel (Sites A-O) on approximately 98.6 acres; and,

WHEREAS, on April 12, 2022, the West Chester Township Board of Trustees approved a Major Change to The Village North SP-PUD and a Preliminary Development Plan (07-2022) for five (5), single-story buildings totaling 44,475 square feet of retail/restaurant use and one (1), single-story building totaling 49,670 square feet of retail/grocer use on approximately 13.6 acres; and,

WHEREAS, on June 21, 2022, Jose Castrejon, on behalf of Village North Investments, LLC., submitted an application requesting a Phase 1, Final Development Plan approval for construction of the site to include site grading; installation of water, sewer, and utilities and construction of private roadways A, B, and C as illustrated on the FDP, to include the sidewalks, multi-purpose path, and street lighting; and,

WHEREAS, on July 18, 2022, 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 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 meet all West Chester Township Fire Department (WCTFD) and West Chester Township Community Development Department (WCTCDD) requirements prior to the issuance of a zoning certificate to ensure the site accommodates emergency services.
- 3.) The property owner shall be responsible for keeping all common features and elements well maintained and free from trash and litter; maintaining the private

roads and all drainage ways to ensure the detention areas perform the designated function; and all landscaping shall be well maintained in good condition and all major landscaping shall be irrigated with a permanent system prior to a final zoning inspection.

- 4.) All comments from other reviewing agencies shall be adequately addressed to the satisfaction of the agencies and WCT at the zoning certificate approval process.
- 5.) 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.
- 6.) 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 recommendation of approval. This action shall take effect this 18th day of July 2022.

West Chester Township
Butler County

Vice Chairman:



Larry Whited

Secretary:



Timothy Dawson
Township Planner